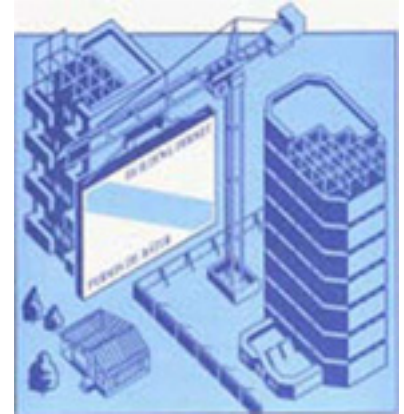




Catalogue no. 64-001-XIE

Building permits

April 2005



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building permits

April 2005

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Symbols

The following standard symbols are used in Statistics Canada publications:

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

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Highlights

- The rebound in the value of residential permits in April was more than offset by the first decline in three months in the non-residential sector. As a result, the overall value of building permits issued by municipalities fell 2.6% to \$5.0 billion.

Analysis – April 2005

The rebound in the value of residential permits in April was more than offset by the first decline in three months in the non-residential sector. As a result, the overall value of building permits issued by municipalities fell 2.6% to \$5.0 billion.

Even so, construction intentions remain strong. Municipalities issued an exceptional \$5.2 billion in March and the value of permits surpassed the \$5-billion mark in five of the previous six months. Construction intentions in April were 8.9% higher than the average monthly level in 2004, a record year.

In the housing sector, builders took out \$3.2 billion in permits, up 7.8% from March, fuelled by advances for both single- and multi-family dwellings. This followed a 12.0% decline in March.

In the non-residential sector, the value of permits tumbled 16.0% to \$1.9 billion. This drop, which followed the record high \$2.2 billion posted in March, was due to declines in the commercial and institutional components. April's total was still 20.8% higher than the average monthly level in 2004.

Municipalities issued \$19.7 billion in permits between January and April, up 13.7% from the same period last year.

The largest contributor to this advance was the non-residential sector with an impressive 29.7% gain to \$7.3 billion. From January to April, residential permits have increased 6.1% to \$12.4 billion.

Note to readers

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

The Building Permits Survey covers 2,380 municipalities representing 95% of the population. It provides an early indication of building activity. The communities representing the other 5% of the population are very small, and their levels of building activity have little impact on the total.

The value of planned construction activities shown in this release excludes engineering projects (e.g., waterworks, sewers or culverts) and land.

The metropolitan areas of Calgary and Edmonton have been the hottest markets in terms of planned construction since the beginning of 2005, with strong results in both residential and non-residential sectors.

Vancouver and Toronto have also shown large gains in the cumulative value, but solely on the strength of the non-residential sector.

Housing: Growth in both single- and multi-family areas

The value of multi-family permits surged 18.6% in April to \$1.1 billion, while single-family permits increased 3.0% to \$2.1 billion.

Overall, municipal authorities approved 19,205 new dwelling units in April, 1,500 more than in March.

Low mortgage rates, good employment, rising disposable income as well as strong consumer confidence continued to stimulate the demand for new housing.

Furthermore, strong demand for new housing since the beginning of the year had spill-over effects on other sectors of the economy. Retail sales in the furniture sector in the first quarter of 2005 were 3.4% above those in the last quarter of 2004.

Sales in building and outdoor home supplies stores in the first quarter of 2005 stood 9.3% above those in the same quarter of 2004, and there has been robust employment growth in the construction sector.

Provincially, gains were recorded in April for every province and territory. In terms of dollars, the largest increases occurred in Quebec and British Columbia. In Alberta, the value of housing permits hit a record \$524 million, surpassing the previous high of \$497 million set in November 2004.

Between January and April, the value of single-family dwellings totalled \$8.2 billion, up 4.0% from the same period last year. The value of multi-family dwellings increased 10.4% to \$4.2 billion.

The strong showing in the cumulative value of residential permits can be explained by a strong demand for new housing in the two westernmost provinces. From January to April, the value of permits increased by 24.4% in Alberta and 14.9% in British Columbia. Gains were far less spectacular elsewhere in the country.

Commercial, institutional permits decline

Builders took out fewer commercial and institutional permits in April, while the value of industrial permits increased for the third month in a row.

After an impressive 81.0% jump in March, intentions in the institutional sector incurred the largest decline, tumbling 34.0% to \$480 million.

Despite this decline the value of institutional permits was still strong. Gains in the educational building category failed to offset declines in hospital and government administrative permits. Alberta took the brunt of the decline, as a permit for a large government administrative building project had been issued in March.

The value of permits in the commercial sector fell 11.3% to \$1.0 billion. Lower demand for permits associated with warehouse buildings in Ontario precipitated this decline. Even so, the value of commercial building permits was 22.4% higher than last year's monthly average.

Permits for the industrial sector showed continuing strength, increasing 5.1% to \$372 million. Demand for industrial permits in Alberta was a particularly strong 86.1% to \$141 million, as construction intentions for utility buildings increased.

The non-residential sector continues to be hit by mixed economic indicators, though positive undertones have dominated lately. Canadian corporations continued to report record earnings in the first quarter of 2005. These profits rose in 11 of the previous 13 quarters following a downturn in 2001.

On the commercial side, retailers experienced their strongest quarterly sales increase in the first quarter in just over three years, thanks to robust spending by shoppers in January and February.

On the industrial side, there have been concerns about rising finished product inventories and lower order levels. But manufacturers anticipated maintaining their same level of production this summer, according to the Business Conditions Survey.

Regionally, 13 out of the 28 metropolitan areas recorded monthly declines in the value of non-residential permits in April, the two largest occurring in Toronto and Calgary.

Provincially, Alberta, British Columbia and Ontario recorded the strongest declines. All three components recorded decreases in those provinces, except for Alberta's industrial construction intentions.

In contrast, Quebec recorded the largest advance in the non-residential sector, the result of increases in all three components.

Municipalities issued just over \$7.3 billion worth of non-residential permits between January and April, up 29.7% from the same period in 2004 as all three components increased.

The strongest gains occurred in the commercial sector, as the year-to-date level was up 37.7% to \$4.2 billion, and in the institutional sector, where intentions increased 19.9% to \$1.9 billion. In the industrial sector, the value of permits rose 19.8% to \$1.1 billion.

Non-residential permits have increased in seven provinces so far this year. The largest growth was in Alberta, where the value of permits nearly doubled.

Chart 1

Total value of building permits

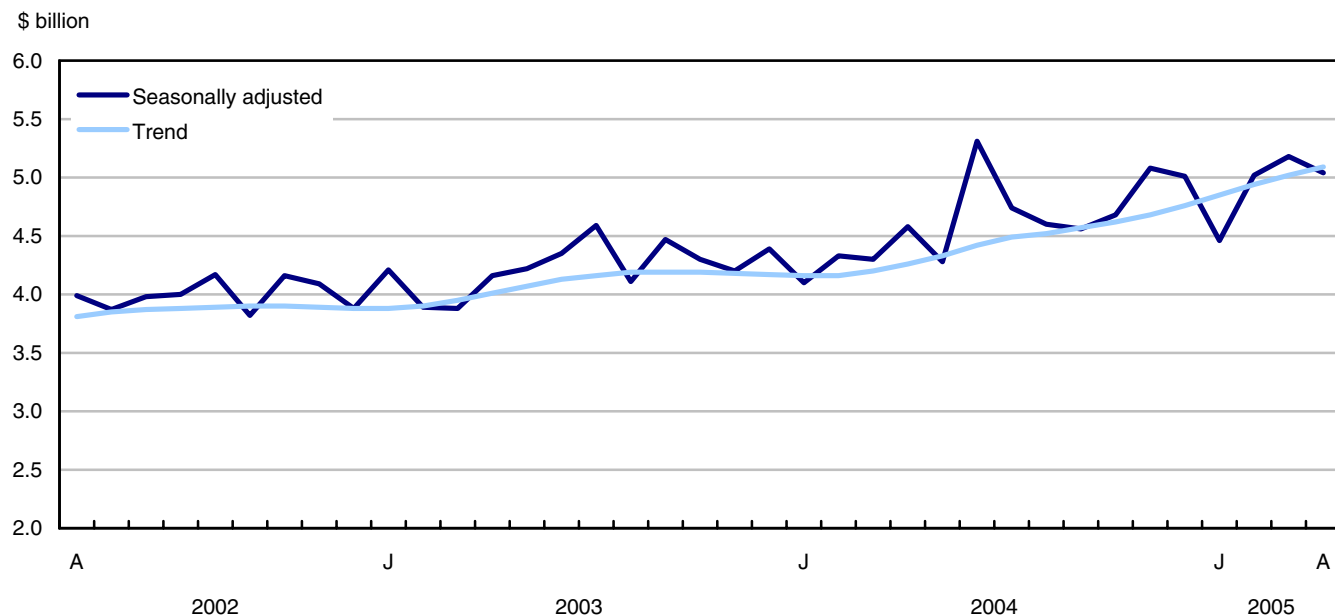


Chart 2

Residential value of building permits - Total

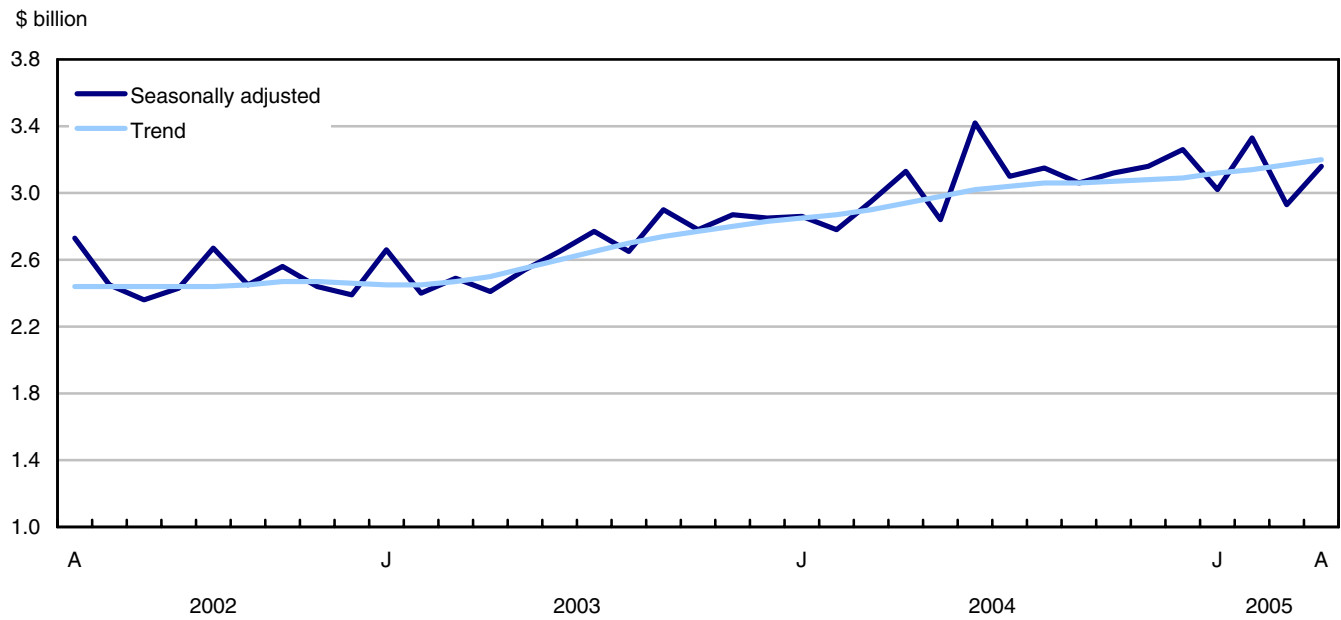


Chart 3

Number of dwelling units - Single and multiple

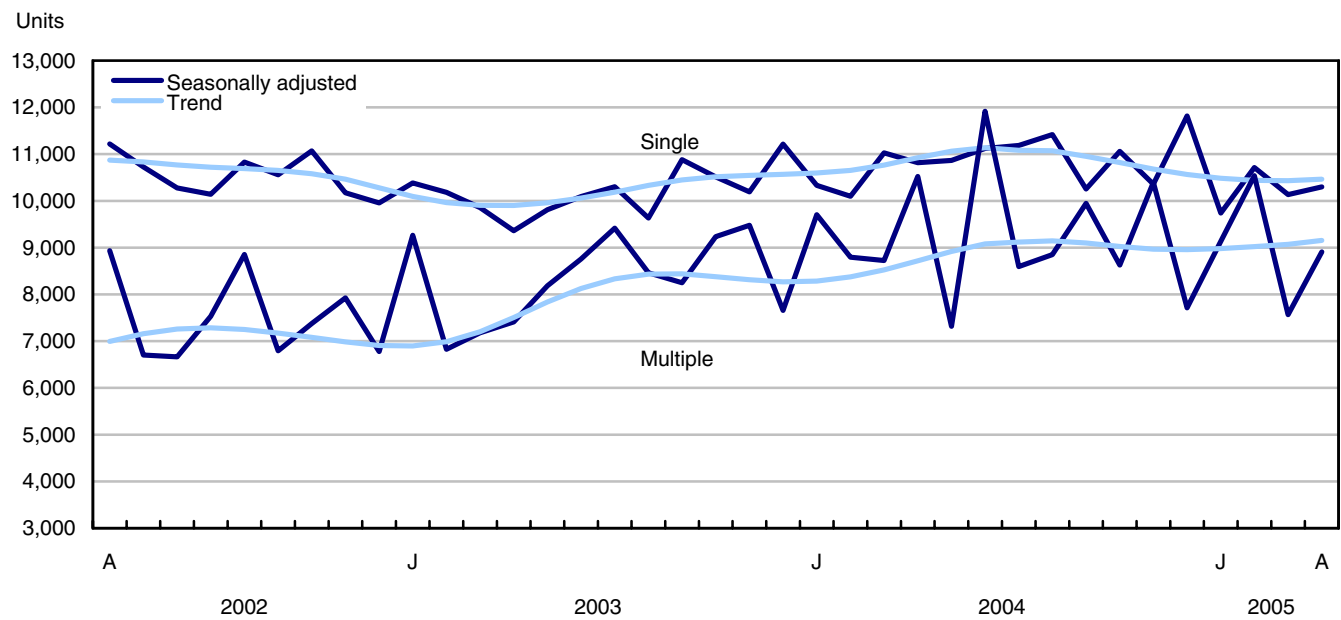


Chart 4

Non residential value of building permits - Total

\$ billion

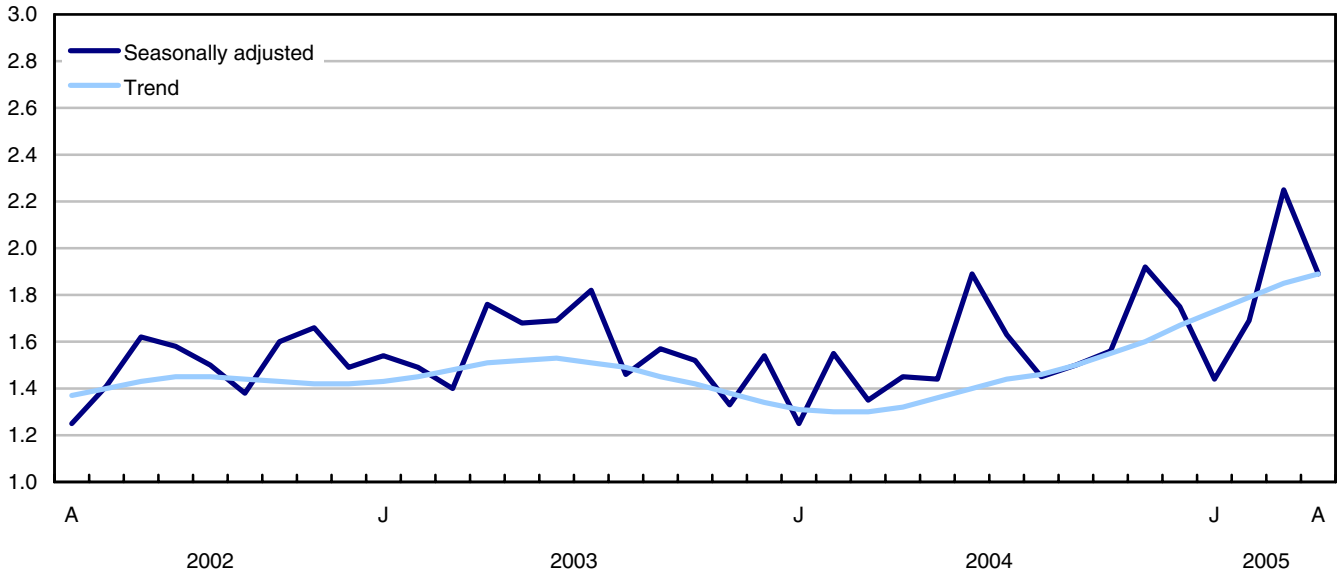


Chart 5

Commercial value of building permits

\$ million

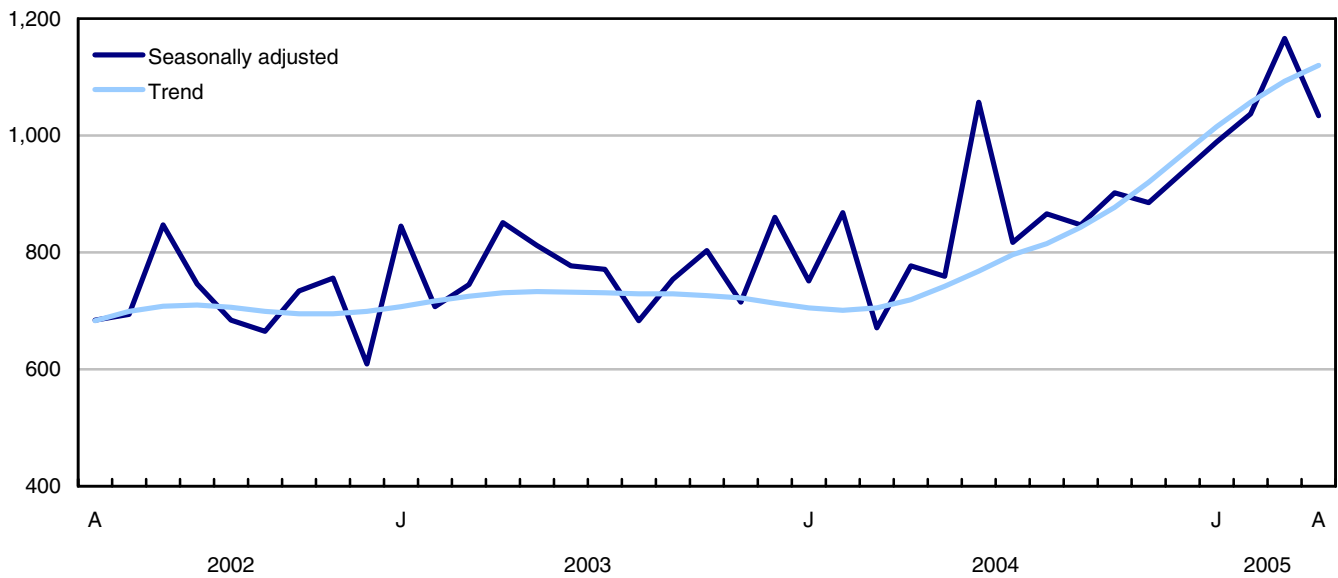


Chart 6

Industrial value of building permits

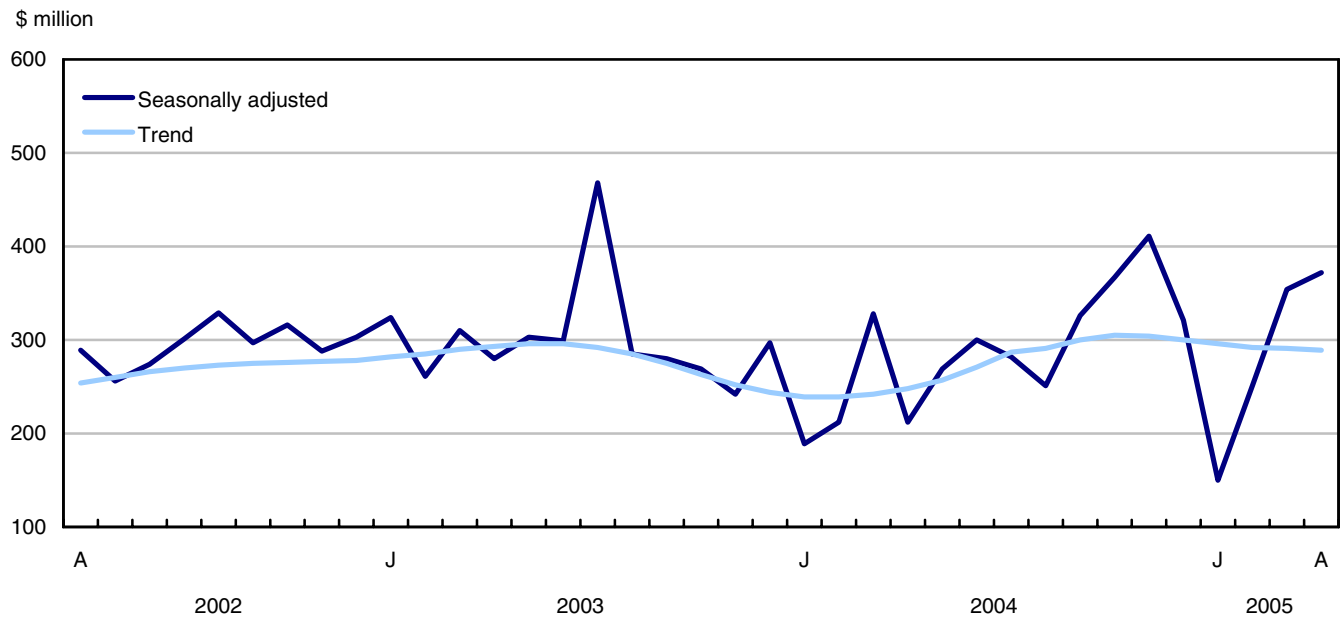
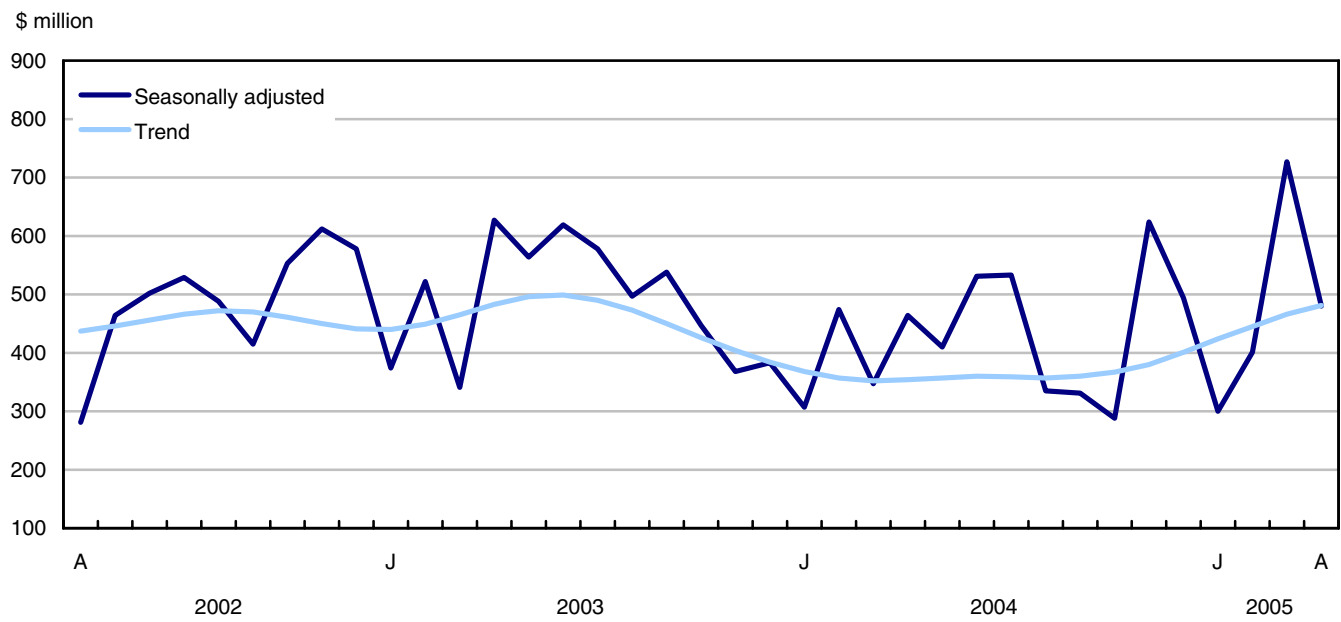


Chart 7

Institutional and governmental value of building permits



Related products

Selected publications from Statistics Canada

62-202-X Spending patterns in Canada

Selected technical and analytical products from Statistics Canada

62F0014M1996002 An 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 - 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		April to March	March to February	February to January	January to December	December to November	November to October
	April ^p	March ^r						
	thousands of dollars		percentage change					
Canada	5,044,567	5,176,679	-2.6	3.1	12.6	-11.1	-1.3	8.6
Newfoundland and Labrador	40,876	67,784	-39.7	98.9	-10.0	1.1	-12.9	-27.3
Prince Edward Island	15,717	11,555	36.0	-53.4	92.6	-28.9	-19.3	-42.1
Nova Scotia	115,179	96,256	19.7	54.2	0.2	-21.6	-25.8	11.5
New Brunswick	62,987	57,915	8.8	6.7	22.8	-2.9	-23.6	-43.2
Quebec	928,756	828,443	12.1	-15.0	9.4	8.0	-28.1	17.4
Ontario	1,952,988	2,040,755	-4.3	-6.7	17.0	-26.3	29.3	-3.2
Manitoba	84,648	90,747	-6.7	12.6	12.3	-25.8	2.5	18.4
Saskatchewan	57,768	87,185	-33.7	77.7	-29.1	30.6	-26.3	6.9
Alberta	904,946	983,746	-8.0	31.7	0.6	12.2	-14.3	14.5
British Columbia	864,998	906,372	-4.6	13.3	22.6	0.7	-18.1	49.0
Yukon Territory	4,230	2,512	68.4	-23.0	-2.5	8.4	22.2	-74.3
Northwest Territories	11,469	3,409	236.4	39.4	333.7	-93.2	183.7	-75.3
Nunavut	5	0	...	-100.0	13,300.0	-88.0	-96.1	126.1

Table 2

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

	2005		April to March	March to February	February to January	January to December	December to November	November to October
	April ^p	March ^r						
	thousands of dollars		percentage change					
Canada	1,886,445	2,246,681	-16.0	32.9	17.4	-17.8	-8.8	23.4
Newfoundland and Labrador	10,254	43,428	-76.4	432.5	12.3	-15.4	-0.8	-65.0
Prince Edward Island	4,313	3,178	35.7	-75.0	898.0	-83.1	-13.7	-59.6
Nova Scotia	35,731	28,745	24.3	100.5	-15.0	-24.2	-47.7	18.4
New Brunswick	21,210	19,550	8.5	55.7	3.6	-9.0	-31.5	-68.4
Quebec	299,934	267,893	12.0	2.5	-3.4	24.6	-33.2	12.0
Ontario	797,798	907,484	-12.1	8.8	48.6	-35.9	-7.2	32.2
Manitoba	26,157	39,330	-33.5	34.9	11.8	-38.5	21.9	20.0
Saskatchewan	27,718	60,446	-54.1	223.3	-51.9	53.8	-29.1	24.7
Alberta	381,316	493,094	-22.7	95.0	-20.9	12.6	3.1	17.7
British Columbia	273,189	382,453	-28.6	56.3	32.3	-26.3	11.6	107.4
Yukon Territory	1,690	665	154.1	436.3	-79.7	2,950.0	-97.3	-86.1
Northwest Territories	7,135	415	1,619.3	-62.9	259.8	-94.5	249.5	-64.8
Nunavut	0	0	...	-100.0	...	...	-100.0	...

Table 3

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

	2005		April to March	March to February	February to January	January to December	December to November	November to October
	April ^p	March ^r						
	thousands of dollars		percentage change					
Canada	3,158,122	2,929,998	7.8	-12.0	10.3	-7.5	3.3	1.2
Newfoundland and Labrador	30,622	24,356	25.7	-6.0	-15.3	6.0	-15.9	-0.2
Prince Edward Island	11,404	8,377	36.1	-30.6	4.2	9.9	-22.9	-19.8
Nova Scotia	79,448	67,511	17.7	40.4	5.8	-20.6	-11.5	7.3
New Brunswick	41,777	38,365	8.9	-8.0	30.0	-0.4	-19.8	-7.3
Quebec	628,822	560,550	12.2	-21.4	14.9	2.1	-26.0	19.7
Ontario	1,155,190	1,133,271	1.9	-16.3	3.4	-21.3	63.0	-22.4
Manitoba	58,491	51,417	13.8	-0.1	12.7	-15.9	-8.8	17.4
Saskatchewan	30,050	26,739	12.4	-12.0	0.1	9.4	-23.4	-6.3
Alberta	523,630	490,652	6.7	-0.8	16.9	11.9	-23.9	12.8
British Columbia	591,809	523,919	13.0	-5.7	18.8	17.8	-29.9	34.0
Yukon Territory	2,540	1,847	37.5	-41.2	14.7	-10.8	70.6	-61.0
Northwest Territories	4,334	2,994	44.8	125.6	424.5	-90.4	102.2	-82.0
Nunavut	5	0	...	...	-100.0	-88.0	-95.6	100.0

Table 4

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

	2005		April to March	March to February	February to January	January to December	December to November	November to October
	April ^p	March ^r						
	units		percentage change					
Canada	230,520	212,412	8.5	-16.7	12.6	-3.3	-5.9	5.4
Newfoundland and Labrador	2,304	2,256	2.1	6.2	-11.5	-1.0	-16.2	5.7
Prince Edward Island	984	792	24.2	-5.7	-7.9	-16.5	0.0	-28.9
Nova Scotia	6,192	5,220	18.6	69.3	-7.2	-29.3	-9.7	11.3
New Brunswick	3,624	3,156	14.8	-24.2	53.5	-24.4	-3.5	-22.1
Quebec	47,268	41,016	15.2	-32.4	10.6	2.2	-17.0	13.3
Ontario	80,004	75,228	6.3	-21.6	10.2	-18.4	34.3	-8.9
Manitoba	5,052	3,996	26.4	2.5	5.9	-21.1	1.8	14.4
Saskatchewan	2,400	2,316	3.6	-6.8	-21.6	62.0	-36.3	-36.0
Alberta	46,272	44,568	3.8	-2.9	29.0	17.4	-37.2	18.3
British Columbia	35,940	33,324	7.9	-5.6	8.0	32.3	-31.1	33.3
Yukon Territory	180	192	-6.2	-27.3	...	-100.0	41.7	-64.7
Northwest Territories	300	348	-13.8	38.1	425.0	-73.3	400.0	-97.0
Nunavut	0	0	...	...	...	...	-100.0	0.0

Table 5

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

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units				thousands of dollars				
Canada									
March r	10,135	7,566	17,701	2,929,998	354,199	1,165,601	726,881	2,246,681	5,176,679
April p	10,301	8,909	19,210	3,158,122	372,232	1,034,330	479,883	1,886,445	5,044,567
Cumulative Jan. - Apr. 2005	40,890	36,149	77,039	12,436,196	1,128,016	4,226,040	1,908,674	7,262,730	19,698,926
Cumulative Jan. - Apr. 2004	42,276	37,748	80,024	11,717,865	941,353	3,067,951	1,592,438	5,601,742	17,319,607
Newfoundland and Labrador									
March r	153	35	188	24,356	31,784	11,459	185	43,428	67,784
April p	156	36	192	30,622	40	9,529	685	10,254	40,876
Cumulative Jan. - Apr. 2005	640	117	757	111,497	32,196	29,016	7,891	69,103	180,600
Cumulative Jan. - Apr. 2004	741	96	837	111,348	1,349	27,875	2,994	32,218	143,566
Prince Edward Island									
March r	56	10	66	8,377	130	2,146	902	3,178	11,555
April p	67	15	82	11,404	253	3,475	585	4,313	15,717
Cumulative Jan. - Apr. 2005	267	27	294	43,445	1,183	17,870	2,405	21,458	64,903
Cumulative Jan. - Apr. 2004	308	35	343	40,492	311	12,659	5,146	18,116	58,608
Nova Scotia									
March r	277	158	435	67,511	762	27,140	843	28,745	96,256
April p	316	200	516	79,448	2,891	17,314	15,526	35,731	115,179
Cumulative Jan. - Apr. 2005	1,089	396	1,485	240,517	6,410	68,399	20,864	95,673	336,190
Cumulative Jan. - Apr. 2004	1,075	605	1,680	228,758	11,970	75,356	11,190	98,516	327,274
New Brunswick									
March r	238	25	263	38,365	4,141	13,948	1,461	19,550	57,915
April p	237	65	302	41,777	6,862	11,277	3,071	21,210	62,987
Cumulative Jan. - Apr. 2005	992	146	1,138	153,936	12,429	40,055	12,951	65,435	219,371
Cumulative Jan. - Apr. 2004	1,072	240	1,312	162,880	15,033	27,977	7,234	50,244	213,124
Quebec									
March r	1,968	1,450	3,418	560,550	54,397	165,113	48,383	267,893	828,443
April p	2,092	1,847	3,939	628,822	74,716	170,239	54,979	299,934	928,756
Cumulative Jan. - Apr. 2005	8,325	8,658	16,983	2,522,760	182,457	689,871	227,459	1,099,787	3,622,547
Cumulative Jan. - Apr. 2004	8,472	10,130	18,602	2,495,393	287,668	662,935	379,050	1,329,653	3,825,046
Ontario									
March r	3,565	2,704	6,269	1,133,271	140,215	460,583	306,686	907,484	2,040,755
April p	3,586	3,081	6,667	1,155,190	107,935	390,151	299,712	797,798	1,952,988
Cumulative Jan. - Apr. 2005	14,422	13,775	28,197	4,950,168	459,467	1,637,094	1,003,762	3,100,323	8,050,491
Cumulative Jan. - Apr. 2004	16,447	13,277	29,724	4,903,262	463,090	1,199,280	868,815	2,531,185	7,434,447
Manitoba									
March r	297	36	333	51,417	4,624	14,923	19,783	39,330	90,747
April p	299	122	421	58,491	7,990	14,284	3,883	26,157	84,648
Cumulative Jan. - Apr. 2005	1,207	179	1,386	207,040	15,146	76,970	28,633	120,749	327,789
Cumulative Jan. - Apr. 2004	1,268	133	1,401	204,995	15,460	75,262	32,681	123,403	328,398
Saskatchewan									
March r	189	4	193	26,739	12,622	32,878	14,946	60,446	87,185
April p	153	47	200	30,050	2,535	18,167	7,016	27,718	57,768
Cumulative Jan. - Apr. 2005	663	201	864	117,503	19,883	92,874	32,949	145,706	263,209
Cumulative Jan. - Apr. 2004	630	412	1,042	129,541	10,922	60,523	27,737	99,182	228,723
Alberta									
March r	2,234	1,480	3,714	490,652	75,984	189,716	227,394	493,094	983,746
April p	2,223	1,633	3,856	523,630	141,431	186,545	53,340	381,316	904,946
Cumulative Jan. - Apr. 2005	8,712	5,650	14,362	1,931,497	306,146	807,793	332,895	1,446,834	3,378,331
Cumulative Jan. - Apr. 2004	7,201	6,043	13,244	1,552,602	74,388	488,880	164,246	727,514	2,280,116

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		
	units			thousands of dollars					
British Columbia									
March r	1,131	1,646	2,777	523,919	29,540	247,350	105,563	382,453	906,372
April p	1,144	1,851	2,995	591,809	24,696	208,445	40,048	273,189	864,998
Cumulative Jan. - Apr. 2005	4,471	6,970	11,441	2,138,653	89,610	758,519	237,062	1,085,191	3,223,844
Cumulative Jan. - Apr. 2004	4,910	6,729	11,639	1,861,796	60,883	425,939	79,962	566,784	2,428,580
Yukon Territory									
March r	16	0	16	1,847	0	58	607	665	2,512
April p	15	0	15	2,540	6	1,558	126	1,690	4,230
Cumulative Jan. - Apr. 2005	53	0	53	10,264	202	2,124	763	3,089	13,353
Cumulative Jan. - Apr. 2004	67	11	78	11,722	52	1,189	668	1,909	13,631
Northwest Territories									
March r	11	18	29	2,994	0	287	128	415	3,409
April p	13	12	25	4,334	2,877	3,346	912	7,135	11,469
Cumulative Jan. - Apr. 2005	49	30	79	8,908	2,887	5,053	1,040	8,980	17,888
Cumulative Jan. - Apr. 2004	84	4	88	9,331	227	9,264	4,195	13,686	23,017
Nunavut									
March r	0	0	0	0	0	0	0	0	0
April p	0	0	0	5	0	0	0	0	5
Cumulative Jan. - Apr. 2005	0	0	0	8	0	402	0	402	410
Cumulative Jan. - Apr. 2004	1	33	34	5,745	0	812	8,520	9,332	15,077

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									
March r	43	76	119	12,176	2,179	1,371	52,399	55,949	68,125
April p	50	95	145	20,481	6,524	2,819	400	9,743	30,224
Cumulative Jan. - Apr. 2005	157	216	373	47,956	16,080	12,842	53,940	82,862	130,818
Cumulative Jan. - Apr. 2004	216	135	351	41,396	6,903	3,804	1,335	12,042	53,438
Calgary, Alberta									
March r	746	412	1,158	205,413	48,054	67,751	197,384	313,189	518,602
April p	778	445	1,223	186,378	3,975	103,976	33,385	141,336	327,714
Cumulative Jan. - Apr. 2005	3,006	1,408	4,414	725,551	75,670	299,085	246,071	620,826	1,346,377
Cumulative Jan. - Apr. 2004	2,737	2,433	5,170	649,239	19,073	244,982	79,212	343,267	992,506
Edmonton, Alberta									
March r	714	676	1,390	135,391	5,987	56,635	6,846	69,468	204,859
April p	723	751	1,474	182,708	9,888	24,862	15,470	50,220	232,928
Cumulative Jan. - Apr. 2005	2,709	2,876	5,585	606,968	39,386	174,645	46,454	260,485	867,453
Cumulative Jan. - Apr. 2004	1,935	2,747	4,682	458,020	12,176	122,100	26,698	160,974	618,994
Greater Sudbury / Grand Sudbury, Ontario									
March r	15	0	15	2,917	128	2,521	312	2,961	5,878
April p	58	4	62	9,512	1,522	2,594	3,780	7,896	17,408
Cumulative Jan. - Apr. 2005	88	4	92	17,610	2,132	18,478	11,202	31,812	49,422
Cumulative Jan. - Apr. 2004	31	0	31	7,220	700	2,269	1,891	4,860	12,080
Halifax, Nova Scotia									
March r	102	135	237	36,195	130	9,273	300	9,703	45,898
April p	117	167	284	43,782	961	10,121	14,236	25,318	69,100
Cumulative Jan. - Apr. 2005	399	326	725	119,667	2,231	35,880	14,803	52,914	172,581
Cumulative Jan. - Apr. 2004	483	520	1,003	139,986	1,699	39,816	7,820	49,335	189,321
Hamilton, Ontario									
March r	90	76	166	37,124	531	9,358	350	10,239	47,363
April p	94	56	150	30,615	911	42,204	35,768	78,883	109,498
Cumulative Jan. - Apr. 2005	552	629	1,181	199,104	3,373	69,956	55,925	129,254	328,358
Cumulative Jan. - Apr. 2004	568	624	1,192	186,807	21,742	56,625	23,421	101,788	288,595
Kingston, Ontario									
March r	30	2	32	4,765	54	1,923	1,712	3,689	8,454
April p	70	13	83	11,217	1,379	14,641	598	16,618	27,835
Cumulative Jan. - Apr. 2005	142	18	160	23,343	1,650	26,534	5,691	33,875	57,218
Cumulative Jan. - Apr. 2004	180	31	211	28,544	867	10,704	12,423	23,994	52,538
Kitchener, Ontario									
March r	150	260	410	46,934	3,316	7,774	34,007	45,097	92,031
April p	182	142	324	49,844	16,517	15,318	6,439	38,274	88,118
Cumulative Jan. - Apr. 2005	648	575	1,223	176,663	24,300	62,015	43,217	129,532	306,195
Cumulative Jan. - Apr. 2004	692	388	1,080	160,451	21,373	42,636	69,589	133,598	294,049
London, Ontario									
March r	136	94	230	33,566	2,399	8,665	16,535	27,599	61,165
April p	195	258	453	58,037	3,790	10,630	6,206	20,626	78,663
Cumulative Jan. - Apr. 2005	659	653	1,312	177,315	18,041	52,626	31,536	102,203	279,518
Cumulative Jan. - Apr. 2004	725	370	1,095	155,353	13,184	42,945	85,945	142,074	297,427
Montréal, Quebec									
March r	743	630	1,373	252,734	42,839	99,834	17,371	160,044	412,778
April p	873	1,153	2,026	326,282	33,060	78,158	18,031	129,249	455,531
Cumulative Jan. - Apr. 2005	3,381	5,459	8,840	1,293,371	109,236	407,462	77,539	594,237	1,887,608
Cumulative Jan. - Apr. 2004	3,669	6,441	10,110	1,345,435	97,918	369,620	241,362	708,900	2,054,335

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		
	units			thousands of dollars					
Oshawa, Ontario									
March r	258	45	303	65,956	273	12,593	81	12,947	78,903
April p	224	71	295	55,525	1,428	11,405	17,255	30,088	85,613
Cumulative Jan. - Apr. 2005	761	308	1,069	206,317	21,463	48,465	28,786	98,714	305,031
Cumulative Jan. - Apr. 2004	678	643	1,321	231,923	11,369	25,348	34,082	70,799	302,722
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
March r	170	289	459	94,709	1,145	17,789	20,332	39,266	133,975
April p	233	218	451	72,146	258	37,995	53,275	91,528	163,674
Cumulative Jan. - Apr. 2005	723	826	1,549	266,602	6,942	163,780	180,166	350,888	617,490
Cumulative Jan. - Apr. 2004	1,014	1,324	2,338	378,760	3,505	111,928	52,812	168,245	547,005
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
March r	108	25	133	25,264	1,478	7,858	1,959	11,295	36,559
April p	104	24	128	22,498	1	7,316	511	7,828	30,326
Cumulative Jan. - Apr. 2005	401	136	537	87,730	2,831	22,081	4,486	29,398	117,128
Cumulative Jan. - Apr. 2004	492	267	759	109,492	4,940	26,011	7,874	38,825	148,317
Québec, Quebec									
March r	278	398	676	88,763	1,905	17,684	6,954	26,543	115,306
April p	233	194	427	62,984	591	20,395	8,121	29,107	92,091
Cumulative Jan. - Apr. 2005	1,016	982	1,998	272,256	3,383	66,052	30,087	99,522	371,778
Cumulative Jan. - Apr. 2004	979	1,296	2,275	273,945	8,816	88,990	41,476	139,282	413,227
Regina, Saskatchewan									
March r	67	0	67	8,882	120	6,061	12,221	18,402	27,284
April p	42	18	60	8,294	440	3,124	10	3,574	11,868
Cumulative Jan. - Apr. 2005	181	61	242	33,381	3,288	31,620	19,545	54,453	87,834
Cumulative Jan. - Apr. 2004	195	163	358	45,307	6,425	18,253	7,340	32,018	77,325
Saguenay, Quebec									
March r	30	5	35	6,299	35	9,619	1,415	11,069	17,368
April p	36	25	61	9,917	13,454	2,003	268	15,725	25,642
Cumulative Jan. - Apr. 2005	75	92	167	23,246	13,977	11,927	4,124	30,028	53,274
Cumulative Jan. - Apr. 2004	102	82	184	24,280	1,689	8,123	3,153	12,965	37,245
Saint John, New Brunswick									
March r	45	0	45	6,952	1,909	1,058	175	3,142	10,094
April p	38	11	49	7,628	1,181	5,271	327	6,779	14,407
Cumulative Jan. - Apr. 2005	188	37	225	31,531	3,193	9,398	562	13,153	44,684
Cumulative Jan. - Apr. 2004	162	41	203	24,429	2,929	5,290	631	8,850	33,279
Saskatoon, Saskatchewan									
March r	73	2	75	9,088	12,457	14,873	1,908	29,238	38,326
April p	62	7	69	10,184	1,970	3,852	3,543	9,365	19,549
Cumulative Jan. - Apr. 2005	286	95	381	45,979	15,952	25,979	8,383	50,314	96,293
Cumulative Jan. - Apr. 2004	239	206	445	48,677	2,208	18,697	2,014	22,919	71,596
Sherbrooke, Quebec									
March r	74	17	91	16,009	719	1,533	221	2,473	18,482
April p	74	39	113	16,330	377	9,607	47	10,031	26,361
Cumulative Jan. - Apr. 2005	250	163	413	56,361	2,167	18,065	1,319	21,551	77,912
Cumulative Jan. - Apr. 2004	194	279	473	50,164	2,898	17,063	5,288	25,249	75,413
St. Catharines-Niagara, Ontario									
March r	67	43	110	19,245	2,431	19,152	2,835	24,418	43,663
April p	101	23	124	26,388	1,116	6,632	44,281	52,029	78,417
Cumulative Jan. - Apr. 2005	319	163	482	85,877	4,436	40,718	62,177	107,331	193,208
Cumulative Jan. - Apr. 2004	352	174	526	88,270	6,750	67,307	16,670	90,727	178,997

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		
	units			thousands of dollars					
St. John's, Newfoundland and Labrador									
March r	88	35	123	15,382	31,782	10,980	155	42,917	58,299
April p	95	31	126	21,920	30	8,090	150	8,270	30,190
Cumulative Jan. - Apr. 2005	362	112	474	73,228	32,015	25,494	4,020	61,529	134,757
Cumulative Jan. - Apr. 2004	544	91	635	84,917	665	24,320	2,379	27,364	112,281
Thunder Bay, Ontario									
March r	2	33	35	2,856	16	1,785	85	1,886	4,742
April p	24	0	24	4,763	590	1,538	736	2,864	7,627
Cumulative Jan. - Apr. 2005	26	50	76	8,999	5,484	15,104	20,244	40,832	49,831
Cumulative Jan. - Apr. 2004	45	5	50	9,764	1,437	10,638	6,632	18,707	28,471
Toronto, Ontario									
March r	1,407	1,466	2,873	517,865	99,926	288,896	189,409	578,231	1,096,096
April p	1,131	2,009	3,140	538,890	60,329	145,494	73,606	279,429	818,319
Cumulative Jan. - Apr. 2005	5,023	8,668	13,691	2,412,560	267,769	800,964	404,038	1,472,771	3,885,331
Cumulative Jan. - Apr. 2004	6,697	8,235	14,932	2,508,722	204,795	608,104	338,657	1,151,556	3,660,278
Trois-Rivières, Quebec									
March r	30	3	33	7,472	0	841	31	872	8,344
April p	45	53	98	12,035	138	1,991	1	2,130	14,165
Cumulative Jan. - Apr. 2005	105	97	202	28,450	1,232	15,097	2,836	19,165	47,615
Cumulative Jan. - Apr. 2004	92	105	197	25,661	4,286	15,088	1,551	20,925	46,586
Vancouver, British Columbia									
March r	398	1,081	1,479	314,884	16,890	152,201	35,312	204,403	519,287
April p	353	1,239	1,592	331,215	9,135	122,440	34,099	165,674	496,889
Cumulative Jan. - Apr. 2005	1,517	4,195	5,712	1,060,182	38,689	472,724	110,300	621,713	1,681,895
Cumulative Jan. - Apr. 2004	1,930	5,233	7,163	1,113,693	17,689	277,040	44,659	339,388	1,453,081
Victoria, British Columbia									
March r	94	196	290	41,535	713	10,787	7,127	18,627	60,162
April p	95	30	125	30,508	694	26,127	1,647	28,468	58,976
Cumulative Jan. - Apr. 2005	378	489	867	151,174	6,325	47,490	15,473	69,288	220,462
Cumulative Jan. - Apr. 2004	409	368	777	124,259	3,921	22,591	7,869	34,381	158,640
Windsor, Ontario									
March r	71	32	103	16,874	1,167	16,255	2,103	19,525	36,399
April p	109	45	154	27,331	1,742	2,720	19,417	23,879	51,210
Cumulative Jan. - Apr. 2005	391	183	574	91,107	6,255	28,535	31,637	66,427	157,534
Cumulative Jan. - Apr. 2004	553	298	851	128,414	10,654	29,980	5,018	45,652	174,066
Winnipeg, Manitoba									
March r	162	24	186	29,521	168	9,994	19,020	29,182	58,703
April p	170	108	278	36,503	475	9,871	2,554	12,900	49,403
Cumulative Jan. - Apr. 2005	684	145	829	120,824	969	49,677	24,553	75,199	196,023
Cumulative Jan. - Apr. 2004	783	38	821	120,494	11,429	50,426	27,664	89,519	210,013

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							
March r	10,941	38	1,268	1,932	4,753	328	19,260
April p	12,514	49	1,234	2,185	5,637	369	21,988
Cumulative Jan. - Apr. 2005	35,932	119	4,012	7,062	18,959	1,404	67,488
Cumulative Jan. - Apr. 2004	38,712	164	3,809	7,120	21,892	1,635	73,332
Newfoundland and Labrador							
March r	82	0	2	0	12	3	99
April p	209	0	6	5	35	2	257
Cumulative Jan. - Apr. 2005	355	0	24	5	55	6	445
Cumulative Jan. - Apr. 2004	461	4	10	3	46	9	533
Prince Edward Island							
March r	31	1	2	3	5	0	42
April p	69	2	2	0	13	0	86
Cumulative Jan. - Apr. 2005	133	5	4	3	20	0	165
Cumulative Jan. - Apr. 2004	166	10	18	8	8	1	211
Nova Scotia							
March r	214	3	13	24	114	7	375
April p	419	7	29	6	155	10	626
Cumulative Jan. - Apr. 2005	827	12	42	40	291	23	1,235
Cumulative Jan. - Apr. 2004	797	14	39	31	518	18	1,417
New Brunswick							
March r	147	13	16	0	4	5	185
April p	321	8	6	21	15	23	394
Cumulative Jan. - Apr. 2005	580	25	24	21	71	30	751
Cumulative Jan. - Apr. 2004	654	20	21	10	179	31	915
Quebec							
March r	2,578	13	362	49	1,583	147	4,732
April p	2,897	12	357	62	1,615	226	5,169
Cumulative Jan. - Apr. 2005	8,321	37	1,148	248	5,605	689	16,048
Cumulative Jan. - Apr. 2004	8,801	63	822	622	7,077	983	18,368
Ontario							
March r	3,810	7	492	1,143	910	140	6,502
April p	4,147	16	526	1,092	1,262	88	7,131
Cumulative Jan. - Apr. 2005	12,031	31	1,661	3,924	5,122	527	23,296
Cumulative Jan. - Apr. 2004	14,811	29	1,836	4,129	5,862	261	26,928
Manitoba							
March r	293	1	0	6	30	0	330
April p	384	0	0	6	116	1	507
Cumulative Jan. - Apr. 2005	999	1	1	21	157	1	1,180
Cumulative Jan. - Apr. 2004	1,094	8	15	2	115	2	1,236
Saskatchewan							
March r	150	0	0	0	2	3	155
April p	243	0	12	8	25	2	290
Cumulative Jan. - Apr. 2005	534	2	14	31	150	7	738
Cumulative Jan. - Apr. 2004	510	0	34	143	221	14	922
Alberta							
March r	2,393	0	294	207	787	1	3,682
April p	2,496	3	242	360	1,184	1	4,286
Cumulative Jan. - Apr. 2005	7,953	5	877	986	2,922	16	12,759
Cumulative Jan. - Apr. 2004	6,724	6	807	429	3,862	230	12,058
British Columbia							
March r	1,237	0	87	482	1,306	22	3,134
April p	1,305	1	54	625	1,205	16	3,206
Cumulative Jan. - Apr. 2005	4,157	1	217	1,765	4,554	105	10,799
Cumulative Jan. - Apr. 2004	4,627	10	204	1,733	3,969	86	10,629

Table 7 – continued

Dwelling units, provinces and territories, unadjusted, 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Yukon Territory							
March r	3	0	0	0	0	0	3
April p	11	0	0	0	0	0	11
Cumulative Jan. - Apr. 2005	17	0	0	0	0	0	17
Cumulative Jan. - Apr. 2004	22	0	1	10	0	0	33
Northwest Territories							
March r	3	0	0	18	0	0	21
April p	13	0	0	0	12	0	25
Cumulative Jan. - Apr. 2005	25	0	0	18	12	0	55
Cumulative Jan. - Apr. 2004	44	0	0	0	4	0	48
Nunavut							
March r	0	0	0	0	0	0	0
April p	0	0	0	0	0	0	0
Cumulative Jan. - Apr. 2005	0	0	0	0	0	0	0
Cumulative Jan. - Apr. 2004	1	0	2	0	31	0	34

Table 8

Dwelling units, census metropolitan areas, unadjusted, April 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	56	0	0	10	87	1	154
Calgary, Alberta	851	0	113	159	265	0	1,388
Edmonton, Alberta	790	0	95	79	732	0	1,696
Greater Sudbury / Grand Sudbury, Ontario	63	0	0	0	4	0	67
Halifax, Nova Scotia	179	1	16	6	137	8	347
Hamilton, Ontario	102	0	12	40	0	2	156
Kingston, Ontario	76	0	0	0	8	4	88
Kitchener, Ontario	198	0	6	123	3	4	334
London, Ontario	212	0	2	101	144	0	459
Montréal, Quebec	1,150	0	79	31	1,108	128	2,496
Oshawa, Ontario	244	0	67	0	0	1	312
Ottawa-Gatineau, Ontario/Quebec	390	1	48	150	4	35	628
Ottawa-Gatineau, Ontario part, Ontario/Quebec	254	0	26	150	0	33	463
Ottawa-Gatineau, Quebec part, Ontario/Quebec	136	1	22	0	4	2	165
Québec, Quebec	307	0	89	21	114	2	533
Regina, Saskatchewan	61	0	0	0	18	0	79
Saguenay, Quebec	48	0	10	0	12	7	77
Saint John, New Brunswick	48	2	0	3	4	4	61
Saskatoon, Saskatchewan	91	0	4	0	3	0	98
Sherbrooke, Quebec	98	0	0	0	42	4	144
St. Catharines-Niagara, Ontario	110	0	14	8	0	0	132
St. John's, Newfoundland and Labrador	143	0	6	5	31	1	186
Thunder Bay, Ontario	26	0	0	0	0	0	26
Toronto, Ontario	1,231	0	325	548	1,030	21	3,155
Trois-Rivières, Quebec	59	0	0	0	18	44	121
Vancouver, British Columbia	395	0	16	519	744	3	1,677
Victoria, British Columbia	105	0	0	23	6	4	138
Windsor, Ontario	119	0	24	9	8	2	162
Winnipeg, Manitoba	200	0	0	6	102	0	308

Table 9

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	154	0	2	37	177	1	371
Calgary, Alberta	2,885	0	291	484	555	0	4,215
Edmonton, Alberta	2,617	0	442	242	1,878	11	5,190
Greater Sudbury / Grand Sudbury, Ontario	91	0	0	0	4	0	95
Halifax, Nova Scotia	370	1	20	40	247	19	697
Hamilton, Ontario	458	0	78	223	0	193	952
Kingston, Ontario	140	0	4	0	8	4	156
Kitchener, Ontario	591	0	24	273	157	69	1,114
London, Ontario	597	0	7	244	306	12	1,166
Montréal, Quebec	3,528	0	360	165	3,795	330	8,178
Oshawa, Ontario	742	0	176	75	0	3	996
Ottawa-Gatineau, Ontario/Quebec	1,104	2	126	305	368	58	1,963
Ottawa-Gatineau, Ontario part, Ontario/Quebec	675	0	68	305	317	45	1,410
Ottawa-Gatineau, Quebec part, Ontario/Quebec	429	2	58	0	51	13	553
Québec, Quebec	1,101	0	328	60	690	18	2,197
Regina, Saskatchewan	158	0	0	0	61	0	219
Saguenay, Quebec	94	1	14	0	48	11	168
Saint John, New Brunswick	122	3	0	3	30	4	162
Saskatoon, Saskatchewan	239	0	6	2	83	4	334
Sherbrooke, Quebec	272	0	8	0	90	45	415
St. Catharines-Niagara, Ontario	292	1	32	72	9	22	428
St. John's, Newfoundland and Labrador	261	0	24	5	51	5	346
Thunder Bay, Ontario	29	0	0	0	43	2	74
Toronto, Ontario	4,611	0	1,115	2,160	3,786	107	11,779
Trois-Rivières, Quebec	123	0	0	0	45	48	216
Vancouver, British Columbia	1,448	0	118	1,345	2,422	31	5,364
Victoria, British Columbia	359	0	4	83	340	9	795
Windsor, Ontario	346	0	42	46	49	13	496
Winnipeg, Manitoba	599	0	1	15	129	0	744

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					
March r	3,103,635	337,919	1,064,187	648,625	5,154,366
April p	3,614,191	361,942	1,002,418	398,772	5,377,323
Cumulative Jan. - Apr. 2005	10,718,882	1,069,058	3,492,558	1,630,839	16,911,337
Cumulative Jan. - Apr. 2004	10,694,738	893,841	2,521,149	1,284,541	15,394,269
Newfoundland and Labrador					
March r	13,685	31,784	8,736	185	54,390
April p	37,358	40	4,291	685	42,374
Cumulative Jan. - Apr. 2005	64,551	32,196	17,486	7,891	122,124
Cumulative Jan. - Apr. 2004	70,208	1,349	15,631	2,994	90,182
Prince Edward Island					
March r	6,120	130	2,146	902	9,298
April p	12,436	253	3,475	585	16,749
Cumulative Jan. - Apr. 2005	24,508	1,183	17,870	2,405	45,966
Cumulative Jan. - Apr. 2004	27,299	311	12,659	5,146	45,415
Nova Scotia					
March r	56,802	762	27,140	843	85,547
April p	102,226	2,891	17,314	15,526	137,957
Cumulative Jan. - Apr. 2005	198,492	6,410	68,399	20,864	294,165
Cumulative Jan. - Apr. 2004	195,986	11,970	75,356	11,190	294,502
New Brunswick					
March r	25,324	4,141	13,948	1,461	44,874
April p	53,193	6,862	11,277	3,071	74,403
Cumulative Jan. - Apr. 2005	95,202	12,429	40,055	12,951	160,637
Cumulative Jan. - Apr. 2004	99,935	15,033	27,977	7,234	150,179
Quebec					
March r	659,435	54,397	131,979	35,124	880,935
April p	826,246	74,716	173,177	67,871	1,142,010
Cumulative Jan. - Apr. 2005	2,339,754	182,457	533,494	158,431	3,214,136
Cumulative Jan. - Apr. 2004	2,422,150	287,668	509,103	268,610	3,487,531
Ontario					
March r	1,173,244	123,935	388,418	241,689	1,927,286
April p	1,292,536	97,645	367,070	205,709	1,962,960
Cumulative Jan. - Apr. 2005	4,059,853	400,509	1,313,600	794,955	6,568,917
Cumulative Jan. - Apr. 2004	4,396,787	415,578	944,953	671,358	6,428,676
Manitoba					
March r	49,677	4,624	11,011	19,783	85,095
April p	71,058	7,990	13,909	3,883	96,840
Cumulative Jan. - Apr. 2005	170,991	15,146	57,277	28,633	272,047
Cumulative Jan. - Apr. 2004	177,108	15,460	58,030	32,681	283,279
Saskatchewan					
March r	22,237	12,622	30,928	14,946	80,733
April p	40,966	2,535	19,126	7,016	69,643
Cumulative Jan. - Apr. 2005	96,426	19,883	84,684	32,949	233,942
Cumulative Jan. - Apr. 2004	110,024	10,922	56,735	27,737	205,418
Alberta					
March r	500,274	75,984	191,648	227,394	995,300
April p	592,710	141,431	203,329	53,340	990,810
Cumulative Jan. - Apr. 2005	1,714,690	306,146	693,325	332,895	3,047,056
Cumulative Jan. - Apr. 2004	1,413,911	74,388	452,707	164,246	2,105,252
British Columbia					
March r	593,367	29,540	257,888	105,563	986,358
April p	579,246	24,696	184,546	40,048	828,536
Cumulative Jan. - Apr. 2005	1,942,168	89,610	658,789	237,062	2,927,629
Cumulative Jan. - Apr. 2004	1,760,895	60,883	356,733	79,962	2,258,473

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	
thousands of dollars					
Yukon Territory					
March r	476	0	58	607	1,141
April p	1,877	6	1,558	126	3,567
Cumulative Jan. - Apr. 2005	3,331	202	2,124	763	6,420
Cumulative Jan. - Apr. 2004	5,359	52	1,189	668	7,268
Northwest Territories					
March r	2,994	0	287	128	3,409
April p	4,334	2,877	3,346	912	11,469
Cumulative Jan. - Apr. 2005	8,908	2,887	5,053	1,040	17,888
Cumulative Jan. - Apr. 2004	9,331	227	9,264	4,195	23,017
Nunavut					
March r	0	0	0	0	0
April p	5	0	0	0	5
Cumulative Jan. - Apr. 2005	8	0	402	0	410
Cumulative Jan. - Apr. 2004	5,745	0	812	8,520	15,077

Table 11

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	19,414	6,524	2,365	400	28,703
Calgary, Alberta	207,892	3,975	124,943	33,385	370,195
Edmonton, Alberta	203,263	9,888	29,875	15,470	258,496
Greater Sudbury / Grand Sudbury, Ontario	10,382	1,114	2,280	2,654	16,430
Halifax, Nova Scotia	55,475	961	10,121	14,236	80,793
Hamilton, Ontario	33,192	667	37,100	25,113	96,072
Kingston, Ontario	12,227	1,009	12,870	420	26,526
Kitchener, Ontario	53,708	12,088	13,465	4,521	83,782
London, Ontario	62,325	2,774	9,344	4,357	78,800
Montréal, Quebec	405,023	33,060	78,725	21,220	538,028
Oshawa, Ontario	60,273	1,045	10,026	12,115	83,459
Ottawa-Gatineau, Ontario/Quebec	106,891	190	40,769	38,006	185,856
Ottawa-Gatineau, Ontario part, Ontario/Quebec	77,869	189	33,400	37,405	148,863
Ottawa-Gatineau, Quebec part, Ontario/Quebec	29,022	1	7,369	601	36,993
Québec, Quebec	78,589	591	20,543	9,557	109,280
Regina, Saskatchewan	10,328	440	2,881	10	13,659
Saguenay, Quebec	12,497	13,454	2,018	315	28,284
Saint John, New Brunswick	8,676	1,181	5,271	327	15,455
Saskatoon, Saskatchewan	12,603	1,970	3,553	3,543	21,669
Sherbrooke, Quebec	20,924	377	9,677	55	31,033
St. Catharines-Niagara, Ontario	28,723	817	5,830	31,090	66,460
St. John's, Newfoundland and Labrador	26,958	30	2,852	150	29,990
Thunder Bay, Ontario	5,209	432	1,352	517	7,510
Toronto, Ontario	578,027	44,152	127,898	51,680	801,757
Trois-Rivières, Quebec	15,179	138	2,005	1	17,323
Vancouver, British Columbia	306,004	9,135	102,704	34,099	451,942
Victoria, British Columbia	32,473	694	21,916	1,647	56,730
Windsor, Ontario	29,697	1,275	2,391	13,633	46,996
Winnipeg, Manitoba	40,380	475	9,968	2,554	53,377

Table 12

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	46,090	16,080	9,869	53,940	125,979
Calgary, Alberta	677,353	75,670	292,407	246,071	1,291,501
Edmonton, Alberta	555,737	39,386	166,347	46,454	807,924
Greater Sudbury / Grand Sudbury, Ontario	17,069	1,663	13,795	9,298	41,825
Halifax, Nova Scotia	111,509	2,231	35,880	14,803	164,423
Hamilton, Ontario	162,963	3,085	58,085	42,043	266,176
Kingston, Ontario	22,401	1,272	21,774	4,847	50,294
Kitchener, Ontario	159,345	19,744	47,743	33,058	259,890
London, Ontario	157,878	16,114	40,640	24,952	239,584
Montréal, Quebec	1,220,238	109,236	315,633	54,395	1,699,502
Oshawa, Ontario	191,023	18,730	38,057	21,663	269,473
Ottawa-Gatineau, Ontario/Quebec	337,316	10,335	145,178	145,264	638,093
Ottawa-Gatineau, Ontario part, Ontario/Quebec	249,795	7,504	126,565	142,335	526,199
Ottawa-Gatineau, Quebec part, Ontario/Quebec	87,521	2,831	18,613	2,929	111,894
Québec, Quebec	279,764	3,383	54,676	21,256	359,079
Regina, Saskatchewan	28,910	3,288	28,703	19,545	80,446
Saguenay, Quebec	24,481	13,977	10,288	2,300	51,046
Saint John, New Brunswick	21,256	3,193	9,398	562	34,409
Saskatoon, Saskatchewan	38,971	15,952	21,742	8,383	85,048
Sherbrooke, Quebec	56,328	2,167	15,642	667	74,804
St. Catharines-Niagara, Ontario	76,859	3,982	33,068	45,753	159,662
St. John's, Newfoundland and Labrador	50,284	32,015	13,964	4,020	100,283
Thunder Bay, Ontario	9,282	5,930	11,454	17,404	44,070
Toronto, Ontario	2,074,344	240,599	642,380	319,990	3,277,313
Trois-Rivières, Quebec	30,100	1,232	10,761	1,419	43,512
Vancouver, British Columbia	1,064,034	38,689	419,678	110,300	1,632,701
Victoria, British Columbia	149,659	6,325	41,418	15,473	212,875
Windsor, Ontario	79,621	5,524	23,267	24,565	132,977
Winnipeg, Manitoba	105,775	969	40,530	24,553	171,827

Table 13

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	1,763,132	5,016	4,313	35,731	21,210	315,764	670,424
Industrial	361,942	40	253	2,891	6,862	74,716	97,645
Factories, plants	143,545	0	0	965	5,050	58,711	49,222
Transportation, utilities	126,476	0	0	400	598	2,773	4,893
Mining and agriculture	37,967	0	0	347	250	4,240	14,363
Minor industrial projects, new and improvements ¹	53,954	40	253	1,179	964	8,992	29,167
Commercial	1,002,418	4,291	3,475	17,314	11,277	173,177	367,070
Trade and services	266,540	725	1,200	6,083	4,000	73,926	113,620
Warehouses	64,120	750	0	273	0	2,990	29,544
Service stations	18,463	0	0	1,700	400	4,135	4,804
Office buildings	275,466	550	530	2,095	1,197	28,323	98,002
Recreation	32,823	0	0	0	1,500	9,362	9,348
Hotels, restaurants	188,411	0	360	2,300	1,000	23,882	54,472
Laboratories	8,147	0	1,038	0	0	0	1,900
Minor commercial projects, new and improvements ¹	148,448	2,266	347	4,863	3,180	30,559	55,380
Institutional and governmental	398,772	685	585	15,526	3,071	67,871	205,709
Schools, education	196,454	0	338	13,382	2,091	42,939	95,204
Hospitals, medical	38,613	0	0	481	0	3,008	17,615
Welfare, home	43,923	520	0	0	383	1,743	15,300
Churches, religion	28,755	0	0	750	0	0	19,208
Government buildings	62,814	0	0	0	0	12,868	46,925
Minor institutional and governmental projects, new and improvements ¹	28,213	165	247	913	597	7,313	11,457
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	25,782	28,677	398,100	249,290	1,690	7,135	0
Industrial	7,990	2,535	141,431	24,696	6	2,877	0
Factories, plants	1,274	440	16,501	8,505	0	2,877	0
Transportation, utilities	310	0	117,252	250	0	0	0
Mining and agriculture	5,402	1,600	2,065	9,700	0	0	0
Minor industrial projects, new and improvements ¹	1,004	495	5,613	6,241	6	0	0
Commercial	13,909	19,126	203,329	184,546	1,558	3,346	0
Trade and services	2,669	10,880	19,173	33,164	0	1,100	0
Warehouses	0	1,060	19,759	9,744	0	0	0
Service stations	1,000	0	3,635	2,139	0	650	0
Office buildings	3,600	2,512	101,475	36,612	0	570	0
Recreation	0	819	8,884	1,445	1,465	0	0
Hotels, restaurants	2,650	500	24,393	78,854	0	0	0
Laboratories	0	0	4,109	1,100	0	0	0
Minor commercial projects, new and improvements ¹	3,990	3,355	21,901	21,488	93	1,026	0
Institutional and governmental	3,883	7,016	53,340	40,048	126	912	0
Schools, education	2,652	3,373	19,121	16,442	0	912	0
Hospitals, medical	500	520	12,739	3,750	0	0	0
Welfare, home	0	0	13,047	12,930	0	0	0
Churches, religion	0	1,849	5,848	1,100	0	0	0
Government buildings	0	0	0	3,021	0	0	0
Minor institutional and governmental projects, new and improvements ¹	731	1,274	2,585	2,805	126	0	0

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

Description - Monthly survey of building permits

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

Data source and methodology

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

General methodology : The Building Permits Survey covers all Canadian municipalities that issue permits. The number of Canadian municipalities currently surveyed exceeds 2,380, representing all the provinces and territories. They account for 95% of the Canadian population. Participation in the survey is mandatory; the survey does not use a predetermined sample of municipalities. The communities representing the other 5% of the population are very small, and their level of building activity have little impact on the total. In practice, all urban agglomerations are represented in the survey, as well as a fair percentage of rural municipalities. With certain exceptions, the minimum coverage corresponds to the municipalities already included in the Housing Starts and Completions C.M.H.C.'s Survey. Non-responding municipalities that issue permits are urged on a regular basis to respond to the Building Permit Survey. Therefore, the number of municipalities covered is increasing continually.

The survey is usually conducted by mail, although certain municipalities choose to respond by telephone. The municipal officer responsible for issuing permits is asked to fill out a form each month describing all major construction projects.

The municipalities forward a copy of their completed report to Statistics Canada Head Office and another copy to the local office of the Canada Mortgage and Housing Corporation (C.M.H.C.). To reduce their overhead, an increasing number of respondents are producing a computerized report. Only those municipalities that are late in reporting and that are included in the above-mentioned C.M.H.C. survey are subject to follow-up by telephone.

The reports received at Statistics Canada Head Office are verified, coded and processed.

Strict quality control procedures are applied to ensure that collection, coding and data processing are as accurate as possible. Checks are also performed on totals and the magnitude of data. Reports that fail to meet the quality standards are subject to verification and are corrected as required.

Imputations are required for each characteristic for which no report has been received. These are calculated automatically, subject to certain constraints, by applying to previously used values, the month-to-month and year-to-year changes in similar values of responding municipalities and the historical pattern of the missing municipalities. No estimation is done for lack of coverage, concealment or the underevaluation of permits issued. For this reason, the sampling error cannot be computed.

The monthly statistics are not corrected for cancelled or expired permits. According to the municipal officers, the proportion of cancelled and unused permits is below 5%.

Reference period : The reference period for data collection purposes is the calendar month. Reports from municipalities which are part of a census metropolitan area or a census agglomeration must be received within 20 days following the month of reference. The other municipalities have 30 days to produce their reports. Results are released between 35 and 40 days after the end of the reference month. Annual data for the preceding calendar year are released with the data for the January survey month.

Revisions : Two types of revisions can affect the results of the Building Permits Survey:

Revisions due to the correction of coding errors

These types of revisions are done on a monthly basis only to the data pertaining to the month preceding the reference period.

Revisions due to the addition of late reports

Late reports for the month preceding the reference period are incorporated into the survey results on a continuing basis. However, reports received after the two-month deadline following the reference month are introduced only at the end of the year. As a result, the data for the last twelve months are subject to revision.

Seasonal adjustment : Seasonal changes cause predictable fluctuations in the data. The data series disseminated includes both seasonally adjusted (i.e., excludes predictable annual influences) and the unadjusted data. Seasonally adjusted data for the total number of housing units as well as for the aggregate value of building permits are obtained indirectly, i.e., by adding their seasonally adjusted components. The total number of dwelling units is obtained by summing the seasonally adjusted data for single-family and multiple-use units; the total value of building permits is obtained by summing the following elements: single-family and multiple-family dwellings, industrial, commercial and institutional. Some series contain no apparent seasonality. In these cases, unadjusted values have been tabulated and aggregated to the adjusted values of the other series. At the end of the year, the chronological series adjusted for seasonality are revised to take into account the most recent seasonal fluctuations. Generally, these revisions apply only to the last three years in the series. The revised data are introduced into the CANSIM databank.

Concepts and variables measured

The statistical data presented in this product refers to the number of dwelling units authorized and the **value of building permits**. The value of the permits reported includes the following expenditures: materials, labour, profit and overhead. The cost of land is never included in the estimated value of the permit while acquisition costs (legal fees, surveying fees and accrued interest) may be included at times.

The classification used in this publication deals strictly with structures for which a building permit was issued. Permits are generally issued for the following: construction of new buildings, alterations, additions, renovations, etc. Minor repair jobs such as painting, tiling, roofing, etc., for which no permit is required, and engineering work (such as dams, roads, pipelines, etc.), which, by definition, is not a building, are not included in the building permit series. Estimates of such work may be obtained from the publications *Capital expenditures by type of asset* (cat. no. 61-223-X) and *Private and Public Investment in Canada Intentions* (cat. no. 61-205-X).

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

Building categories

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

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

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

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

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

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

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

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

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

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

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

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

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

Geographic classification

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

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

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

Census division (CD) : Refers to a group of census subdivisions established by provincial law. There are two hundred and ninety-one CDs (data on this geographic group is available on request).

Census metropolitan area (CMA) : Its delineation corresponds to the 2001 Census definition. The term CMA refers to the main labour market area of an urban area (the urbanized core) of at least 100,000 population, based on the Census population figures. The twenty-seven CMAs are shown in this publication. Although the 2001 Census defines the Ottawa-Hull area as a single CMA, the area is shown in this publication as two separate entities since it is located in two different provinces.

Census agglomeration (CA) : Refers to the smaller labour market area of an urbanized core of at least 10,000 population, as defined by the 2001 Census. There are one hundred and eighteen CAs in Canada. When a CA overlaps the boundaries of two provinces, it is shown partly in each province. The Lloydminster agglomeration is an exception to this rule. It is treated as if it was totally located in Alberta.

Other municipalities of at least 10,000 population : Refers to municipalities not included in census agglomerations but with populations of at least 10,000 inhabitants. The distinction is made between these municipalities and CAs in order to permit comparison between the Building Permits Survey and the Housing Starts and Completions Survey which refers to this geographical concept.

Rural area : Refers to all geographic entities not included in a CMA or CA and not identified as an urban centre by the Canada Mortgage and Housing Corporation.

Census subdivision (CSD) : Refers to the general term applying to municipalities, Indian reserves, Indian settlements and unorganized territories. However, since Indian reserves and settlements do not issue building permits, they are not included in this publication.

Non-standard geographic unit : The geographic units shown in this publication do not all satisfy the above definition of census subdivision. Some provincial or municipal administrations producing monthly reports do not correspond to the official geographic entities; they are nevertheless shown in this publication under the geographic entity used by these administrations. These so-called non-standard geographic units are few in number and are mostly concentrated in the Maritime provinces.

Territorial revisions

Territorial boundaries were established according to the 2001 Census definitions. Changes in boundaries, status or name of census subdivisions between censuses are introduced in this publication on a yearly basis. Changes affecting the other geographic units (CMAs, CAs, CDs and ERs) are introduced every five years, eighteen months following the census.

Data accuracy

Since the building permit data are extracted from municipal administrative documents, two types of response errors are possible: errors attributable to the permit applicant and errors in transcription by the responding municipality. However, experience has shown that transcription errors are not very common and the increasing number of municipalities producing computerized reports tends to reduce the frequency of this type of error. Errors attributable to an understatement of the cost of construction are more probable. Since permit fees are in most cases based on the value of the construction, this leads unquestionably to under-estimation of project values.

The other source of error are the processing error and the non-response error. In 2004, more than 99% of the municipalities covered by the survey sent their monthly Building Permits reports.

Comparability of data and related sources

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

This publication contains only part of the data produced on building permits. However, you may order unpublished tables or address special requests, to the Current Investment Indicators Section ((613) 951-4646 or 1-800-579-8533). The series presented here is also available on CANSIM: Tables 026-0001 to 026-0008, 026-0010 and 026-0015.

Appendix I

Geographical abbreviations

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