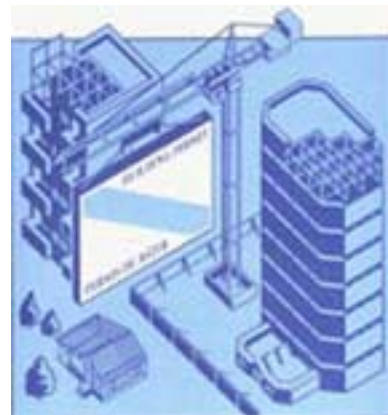




Catalogue no. 64-001-XIE

# Building permits

May 2005



Statistics  
Canada

Statistique  
Canada

Canada

## How to obtain more information

Specific inquiries about this product and related statistics or services should be directed to: Current investment indicators section, Investment and capital stock division, Statistics Canada, Ottawa, Ontario, K1A 0T6 (telephone: (613) 951-4646).

For information on the wide range of data available from Statistics Canada, you can contact us by calling one of our toll free numbers. You can also contact us by e-mail or by visiting our Web site.

National inquiries line **1 800 263-1136**

National telecommunications device for the hearing impaired **1 800 363-7629**

Depository Services Program inquiries **1 800 700-1033**

Fax line for Depository Services Program **1 800 889-9734**

E-mail inquiries ***infostats@statcan.ca***

Web site ***www.statcan.ca***

## Ordering and subscription information

This product, Catalogue no. 64-001-XIE, is published monthly in electronic format on the Statistics Canada Internet site at a single price of CAN\$15.00 per issue (PDF) and CAN\$156.00 for a one-year subscription (HTML). To obtain single issues or to subscribe, visit our Web site at ***www.statcan.ca***, and select Products and Services.

## Standards of service to the public

Statistics Canada is committed to serving its clients in a prompt, reliable and courteous manner and in the official language of their choice. To this end, the Agency has developed *standards of service* which its employees observe in serving its clients. To obtain a copy of these service standards, please contact Statistics Canada toll free at 1 800 263-1136. The service standards are also published on ***www.statcan.ca*** under About Statistics Canada > Providing services to Canadians.



Statistics Canada  
Investment and capital stock division  
Current investment indicators section

# Building permits

May 2005

Published by authority of the Minister responsible for Statistics Canada

© Minister of Industry, 2005

All rights reserved. Use of this product is limited to the licensee and its employees. The product cannot be reproduced and transmitted to any person or organization outside of the licensee's organization.

Reasonable rights of use of the content of this product are granted solely for personal, corporate or public policy research, or educational purposes. This permission includes the use of the content in analyses and the reporting of results and conclusions, including the citation of limited amounts of supporting data extracted from the data product in these documents. These materials are solely for non-commercial purposes. In such cases, the source of the data must be acknowledged as follows: Source (or "Adapted from", if appropriate): Statistics Canada, name of product, catalogue, volume and issue numbers, reference period and page(s). Otherwise, users shall seek prior written permission of Licensing Services, Marketing Division, Statistics Canada, Ottawa, Ontario, Canada, K1A 0T6.

July 2005

Catalogue no. 64-001-XIE, Vol. 49, No. 5

ISSN 1480-7475

Frequency: Monthly

Ottawa

La version française de cette publication est disponible sur demande (n° 64-001-XIF au catalogue).

---

### **Note of appreciation**

*Canada owes the success of its statistical system to a long standing partnership between Statistics Canada, the citizens of Canada, its businesses, governments and other institutions. Accurate and timely statistical information could not be produced without their continued cooperation and goodwill.*

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

## Acknowledgement

This publication was prepared under the direction of:

- P. Koumanakos, Director, Investment and Capital Stock Division
- M. Labonté, Chief, Current Investment Indicators Section
- É. Saint-Pierre, Unit Head, Residential Sector, Current Investment Indicators
- D. Legault, Programmer-Analyst, Current Investment Indicators Section

## Important notice

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

Statistics Canada  
Investment and Capital Stock  
Division  
Current Investment Indicators  
Section  
9 D-2, Jean Talon Building  
Tunney's Pasture  
Ottawa, Ontario  
K1A 0T6  
or by telephoning:  
(613) 951-4646

# Table of contents

---

<b>Highlights</b>	<b>5</b>
<b>Analysis – May 2005</b>	<b>6</b>
Multi-family permits remain above one billion dollars	6
Non-residential sector: Declines in industrial and commercial permits	7
<b>Related products</b>	<b>12</b>
<b>Statistical tables</b>	
<b>1</b> Total value of building permits, provinces and territories, seasonally adjusted	15
<b>2</b> Non-residential value of building permits, provinces and territories, seasonally adjusted	15
<b>3</b> Residential value of building permits, provinces and territories, seasonally adjusted	16
<b>4</b> Number of dwelling units authorized, province and territories, seasonally adjusted at annual rate	16
<b>5</b> Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2005	17
<b>6</b> Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2005	19
<b>7</b> Dwelling units, provinces and territories, unadjusted, 2005	22
<b>8</b> Dwelling units, census metropolitan areas, unadjusted, May 2005	24
<b>9</b> Dwelling units, census metropolitan areas, unadjusted, cumulative, January - May 2005	25
<b>10</b> Value of residential and non-residential building permits, provinces and territories, Unadjusted, 2005	26
<b>11</b> Value of residential and non-residential building permits, census metropolitan areas, unadjusted, May 2005	28
<b>12</b> Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January - May 2005	29
<b>13</b> Value of the non-residential permits by type of building, provinces and territories, May 2005	30
<b>Data quality, concepts and methodology</b>	
Description - Monthly survey of building permits	31
Data source and methodology	32
Concepts and variables measured	34
Building categories	35
Data accuracy	37
Comparability of data and related sources	38

## Table of contents – continued

### Appendix

I. Geographical abbreviations	39
-------------------------------	----

### Charts

1. Total value of building permits	8
2. Residential value of building permits - Total	9
3. Number of dwelling units - Single and multiple	9
4. Non residential value of building permits - Total	10
5. Commercial value of building permits	10
6. Industrial value of building permits	11
7. Institutional and governmental value of building permits	11

## Highlights

---

- The overall value of building permits fell for the second straight month in May, as industrial and commercial intentions declined and the value of housing permits remained virtually unchanged. Municipalities issued permits worth \$5.0 billion, down 2.1% from April.

## Analysis – May 2005

---

The overall value of building permits fell for the second straight month in May, as industrial and commercial intentions declined and the value of housing permits remained virtually unchanged. Municipalities issued permits worth \$5.0 billion, down 2.1% from April.

The decline comes in the wake of a 2.2% decrease in April. Still, May's overall level was 7.0% higher than the average monthly level in 2004, a record year.

The value of housing permits slipped just 0.4% to \$3.1 billion, as a slight increase in the single-family component was more than offset by a decline in the value of multi-family permits.

### 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.

Contractors took out \$1.8 billion in non-residential permits, down 5.0% from April and the second monthly decline in a row since the record high of \$2.2 billion set in March.

Retreats in the value of industrial and commercial permits more than offset a gain in institutional permits. Non-residential construction intentions remain high despite recent declines, and the sector has been on an upward trend since the beginning of 2004.

Builders took out \$24.7 billion worth of building permits between January and May, up 14.2% from the same period last year. Permits in the non-residential sector surged 29.1%, while the residential sector showed a more moderate 7.0% increase.

Among metropolitan areas, the largest advance in dollars on a year-to-date basis occurred in Calgary, driven by gains in every component of both residential and non-residential sectors. Toronto, Vancouver and Edmonton also showed marked advances from last year.

### Multi-family permits remain above one billion dollars

Results in the residential sector have remained strong for months, and data for May were no exception.

The value of multi-family permits declined 2.4% to just over \$1.0 billion. But it was the fourth month since the beginning of the year in which construction intentions for the multi-family component surpassed \$1 billion dollars.

The value of single-family permits edged up 0.6% to \$2.1 billion.

Advantageous mortgage rates, growth in full-time employment and strong consumer confidence continued to have positive impacts on the housing sector.



The strong housing market had spill-over effects on other sectors of the economy. Retailers in the building and outdoor home supplies sector and in the furniture, home furnishings and electronics sector showed record sales in April. Employment in construction also increased significantly in comparison with last year.

Provincially, the largest gains in dollars in May occurred in Ontario and Saskatchewan. In Saskatchewan, the value of housing permits reached its highest value since December 1986. In contrast, Alberta and British Columbia showed the largest retreats. However, in Alberta, the value remained high as the decline was from a record high reached in April.

The value of permits for single-family dwellings between January and May rose 3.9% to \$10.3 billion, while the value of multi-family permits went up 13.6% to \$5.3 billion.

Since the beginning of the year, municipal authorities have approved 96,211 new dwellings units, a slight 2.0% decline from the same period in 2004.

The two westernmost provinces showed the largest advances in the cumulative value of housing permits. The value of housing permits rose 25.0% in Alberta and 15.8% in British Columbia, compared with the first five months of 2004.

In Alberta, the strong demand for new single-family dwellings primarily drove the gain, while in British Columbia it was the demand for new apartments/condominiums. The value of permits for new apartments/condominiums and row houses in Toronto also contributed to the growth in the cumulative value of construction intentions in Ontario.

### **Non-residential sector: Declines in industrial and commercial permits**

Builders took out fewer industrial and commercial permits in May, while the value of institutional permits increased.

After three monthly increases, industrial permits fell 14.6% to \$338 million. This was largely the result of a decline in demand for utility buildings in Alberta. Industrial permits in Alberta plunged 59.0% to \$59 million, the largest drop among the provinces.

Permits in the commercial component fell 12.4% to \$908 million, the second consecutive monthly decline and the lowest level since November 2004. All commercial categories showed declines except recreational buildings and warehouses. Ontario recorded the largest decline, the result of strong decreases in the office building and trade and services categories.

Institutional intentions rebounded 19.3% to \$564 million following a large decrease in April. Projects in the educational building category led British Columbia to the greatest increase (in dollar terms) among the provinces. The value of institutional projects in British Columbia nearly tripled to \$109 million.

Of the 28 census metropolitan areas, 17 recorded monthly decreases in the value of non-residential permits. Ottawa, Hamilton and Calgary recorded the largest declines, mainly the result of lower construction intentions in the commercial and institutional components.

Among the provinces, Alberta showed the greatest loss in non-residential permits in May, down 25.7% to \$282 million. Increased demand for institutional permits failed to offset declines in the commercial and industrial sectors. The strongest increases occurred in Quebec and Saskatchewan.

For the first five months of 2005, the commercial sector experienced the greatest gain, increasing 34.2% from the same period last year to \$5.1 billion. Permits for institutional projects rose 23.1% to \$2.5 billion, while intentions in the industrial sector were up 23.0% to \$1.5 billion.

Despite May's decline, the value of projects approved in 2005 remains relatively high in the commercial sector. This is consistent with the upward trend in retail sales since the fall of 2001 and a declining office vacancy rate nationally.

In addition, despite concerns about rising finished product inventories and lower order levels, manufacturers anticipated maintaining the same level of production in the coming three months, according to the latest Business Conditions Survey.

Also on the industrial side, capacity use among industries fell for the first time in a year during the first quarter of 2005, even though the rate hit a record high in the manufacturing sector.

On a year-to-date basis, Alberta recorded the biggest growth in non-residential permits (in dollars). Their value rose 83.9% to \$1.7 billion, a record high for the January-to-May period. In 2004, this cumulative level was only reached in October.

Among provinces, only Quebec and Nova Scotia failed to surpass year-to-date values from 2004.

Chart 1

Total value of building permits

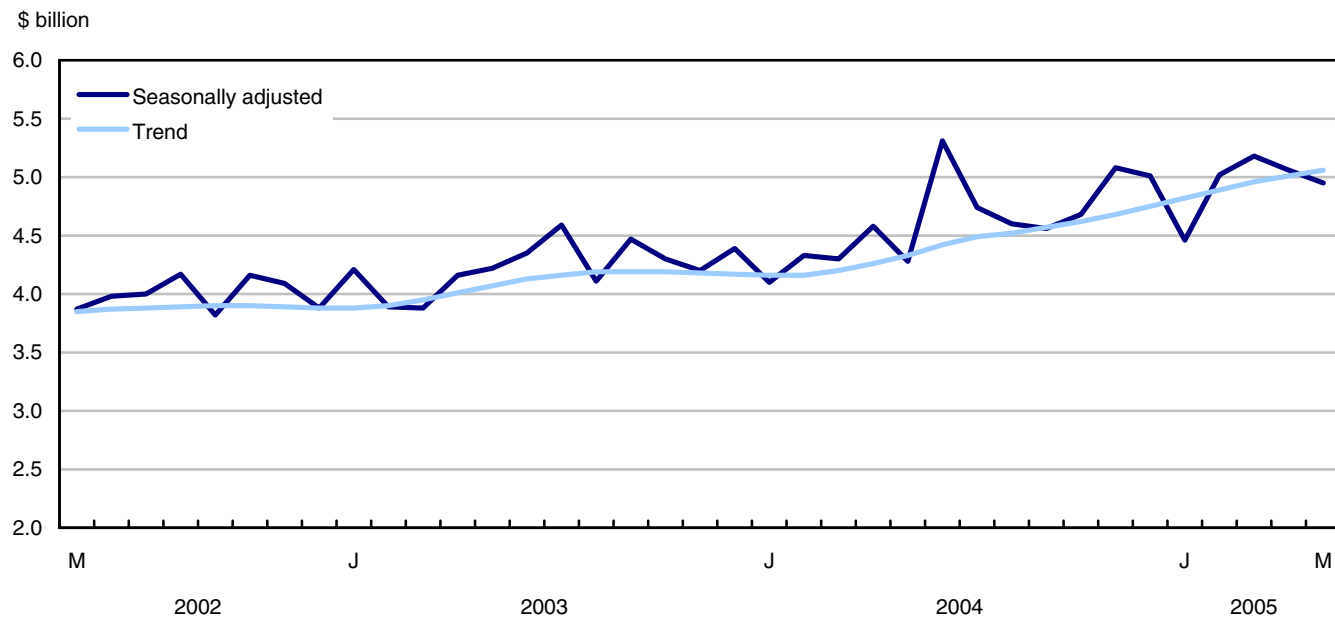


Chart 2

Residential value of building permits - Total

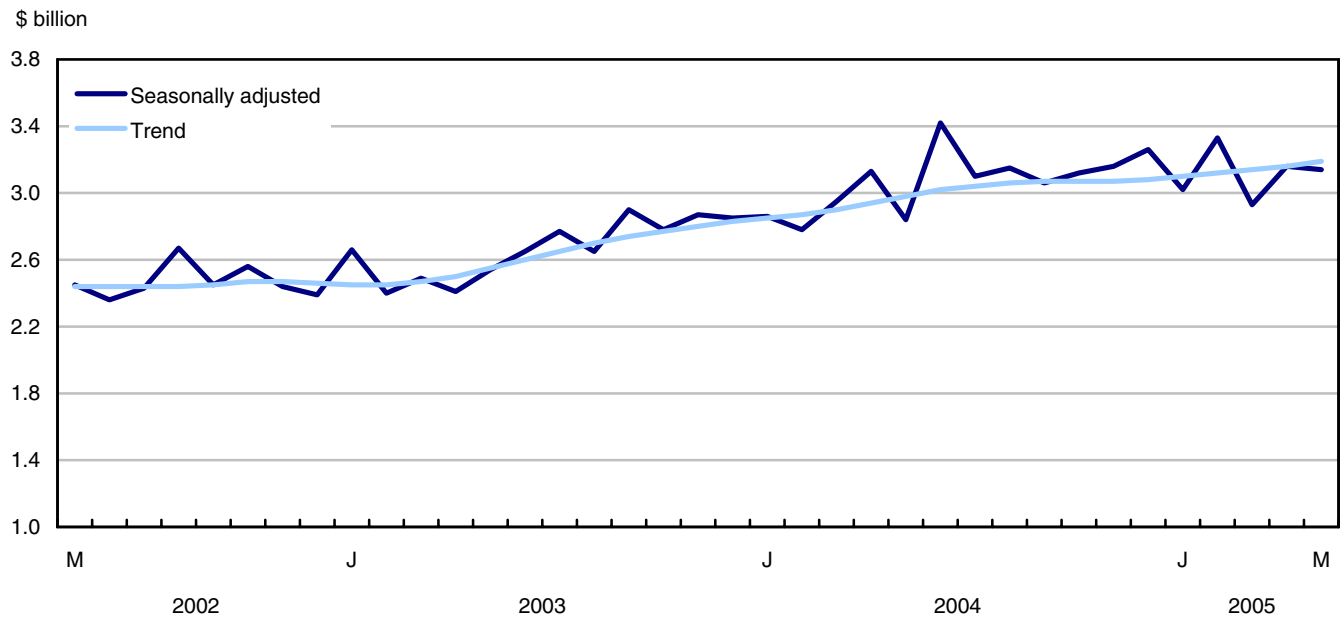


Chart 3

Number of dwelling units - Single and multiple

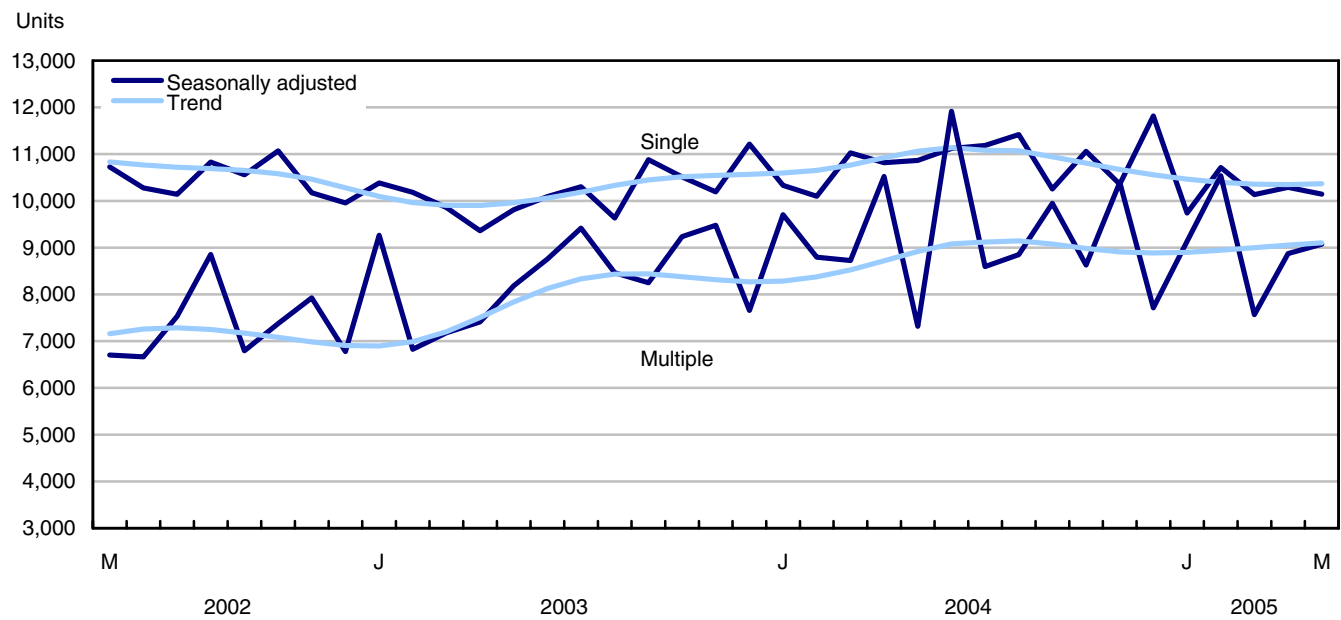


Chart 4

Non residential value of building permits - Total

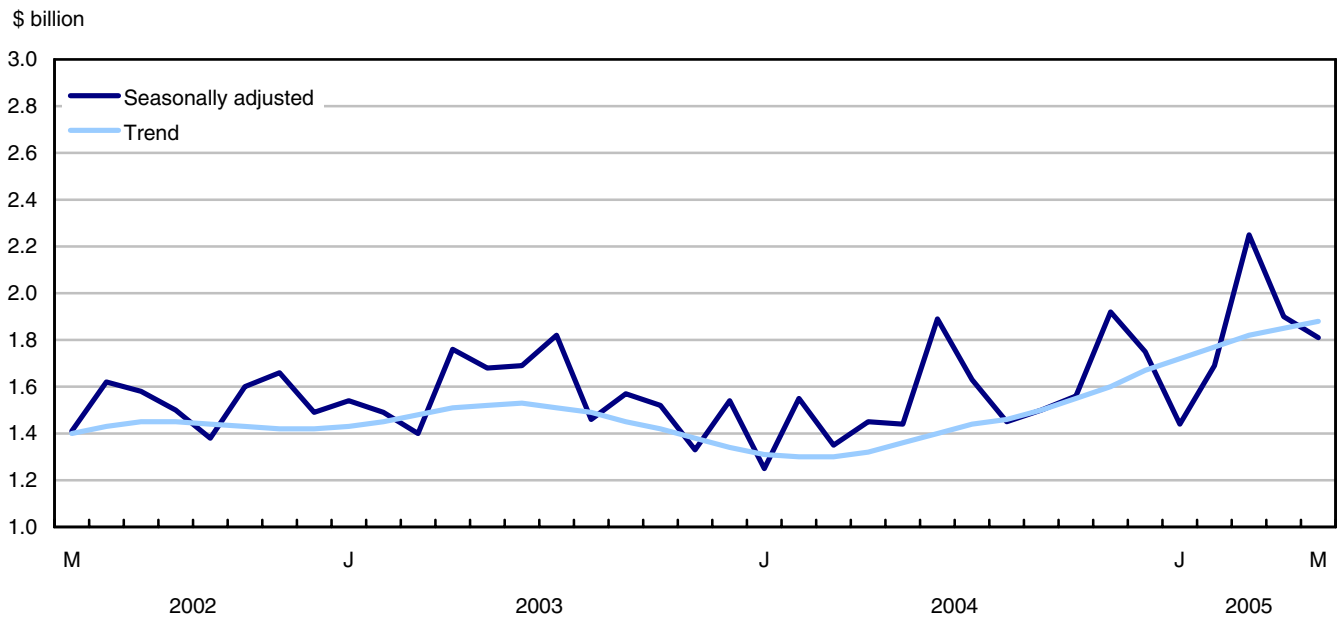


Chart 5

Commercial value of building permits

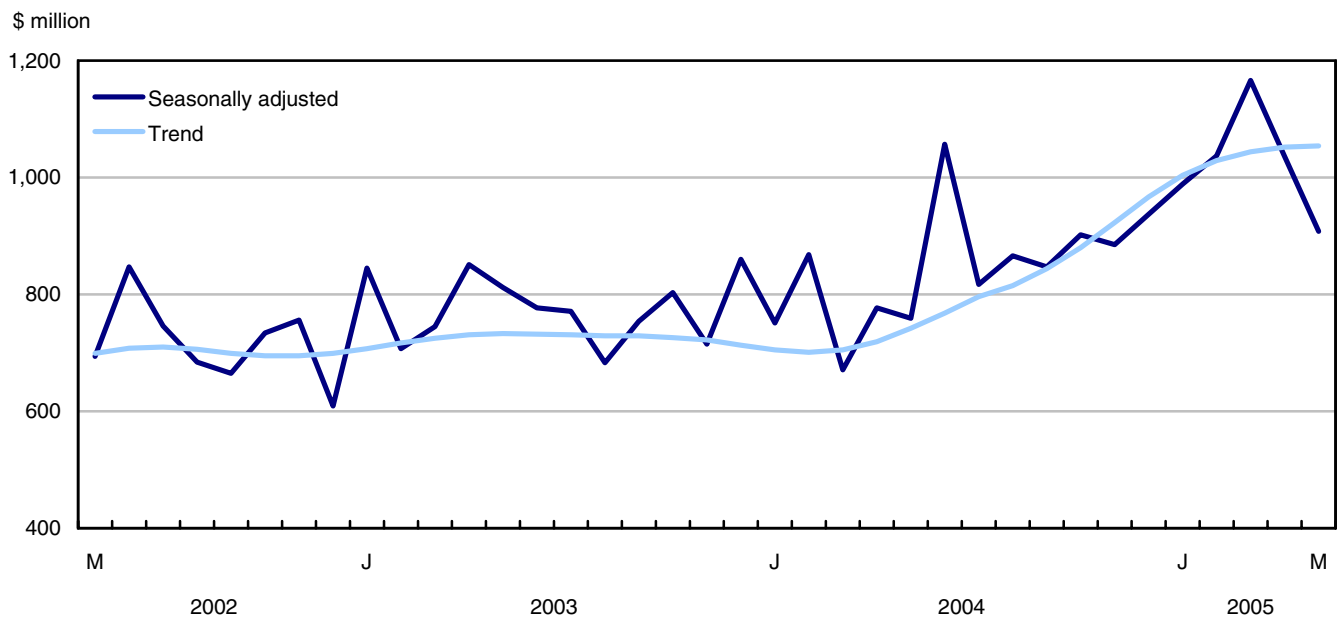


Chart 6

Industrial value of building permits

\$ million

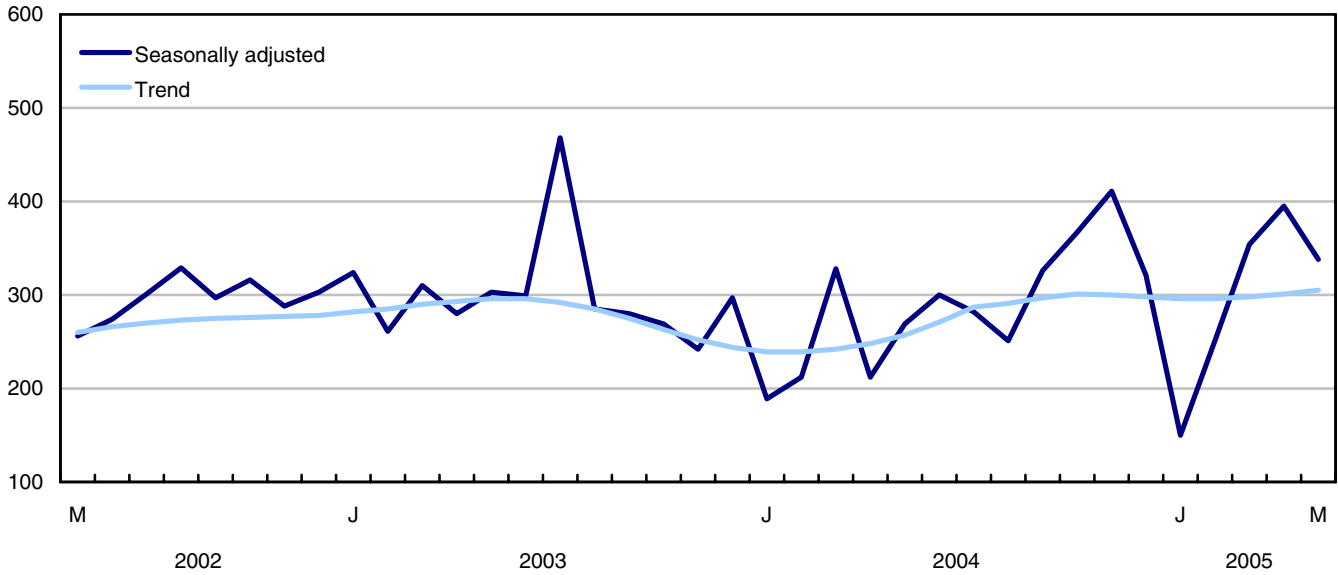
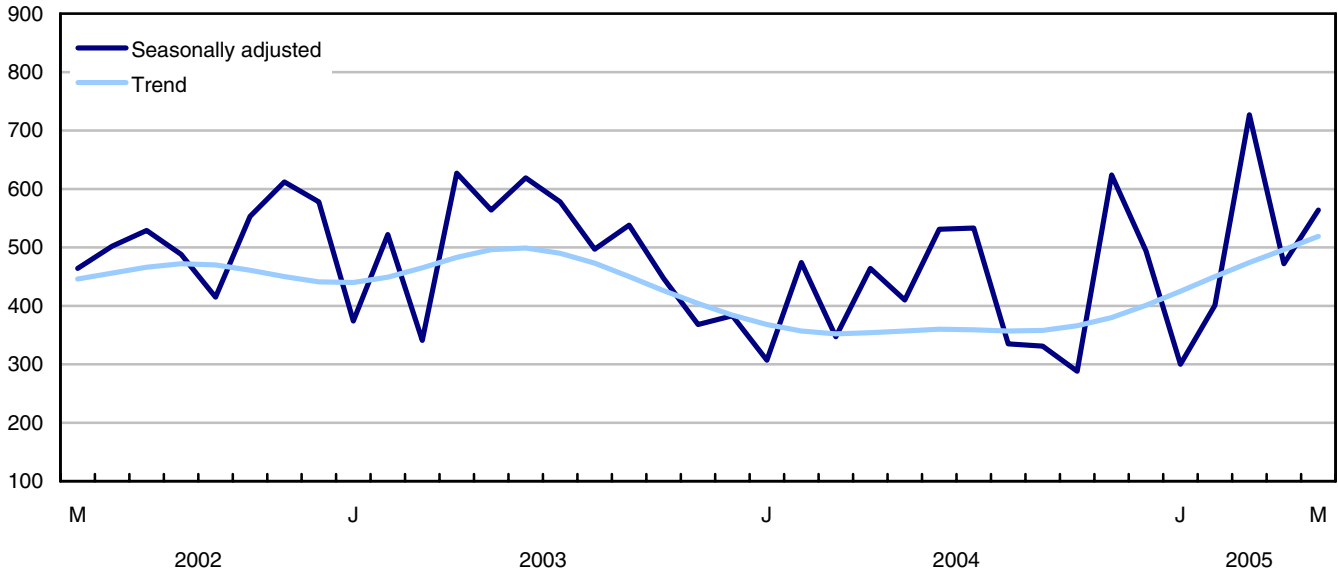


Chart 7

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

---

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		May to April	April to March	March to February	February to January	January to December	December to November
	May <sup>p</sup>	April <sup>r</sup>						
	thousands of dollars		percentage change					
<b>Canada</b>	<b>4,954,157</b>	<b>5,062,233</b>	<b>-2.1</b>	<b>-2.2</b>	<b>3.1</b>	<b>12.6</b>	<b>-11.1</b>	<b>-1.3</b>
Newfoundland and Labrador	37,249	40,966	-9.1	-39.6	98.9	-10.0	1.1	-12.9
Prince Edward Island	13,230	34,881	-62.1	201.9	-53.4	92.6	-28.9	-19.3
Nova Scotia	102,670	115,951	-11.5	20.5	54.2	0.2	-21.6	-25.8
New Brunswick	74,351	62,749	18.5	8.3	6.7	22.8	-2.9	-23.6
Quebec	969,970	927,582	4.6	12.0	-15.0	9.4	8.0	-28.1
Ontario	1,947,290	1,955,924	-0.4	-4.2	-6.7	17.0	-26.3	29.3
Manitoba	98,810	84,145	17.4	-7.3	12.6	12.3	-25.8	2.5
Saskatchewan	113,168	56,921	98.8	-34.7	77.7	-29.1	30.6	-26.3
Alberta	778,808	905,547	-14.0	-7.9	31.7	0.6	12.2	-14.3
British Columbia	803,747	861,759	-6.7	-4.9	13.3	22.6	0.7	-18.1
Yukon Territory	7,714	4,339	77.8	72.7	-23.0	-2.5	8.4	22.2
Northwest Territories	7,150	11,469	-37.7	236.4	39.4	333.7	-93.2	183.7
Nunavut	0	0	...	...	-100.0	13,300.0	-88.0	-96.1

Table 2

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

	2005		May to April	April to March	March to February	February to January	January to December	December to November
	May <sup>p</sup>	April <sup>r</sup>						
	thousands of dollars		percentage change					
<b>Canada</b>	<b>1,809,339</b>	<b>1,903,859</b>	<b>-5.0</b>	<b>-15.3</b>	<b>32.9</b>	<b>17.4</b>	<b>-17.8</b>	<b>-8.8</b>
Newfoundland and Labrador	9,293	10,455	-11.1	-75.9	432.5	12.3	-15.4	-0.8
Prince Edward Island	3,527	24,203	-85.4	661.6	-75.0	898.0	-83.1	-13.7
Nova Scotia	39,540	36,493	8.3	27.0	100.5	-15.0	-24.2	-47.7
New Brunswick	27,696	21,198	30.7	8.4	55.7	3.6	-9.0	-31.5
Quebec	336,876	299,576	12.5	11.8	2.5	-3.4	24.6	-33.2
Ontario	719,995	799,413	-9.9	-11.9	8.8	48.6	-35.9	-7.2
Manitoba	48,460	26,061	85.9	-33.7	34.9	11.8	-38.5	21.9
Saskatchewan	61,104	27,654	121.0	-54.3	223.3	-51.9	53.8	-29.1
Alberta	282,498	380,071	-25.7	-22.9	95.0	-20.9	12.6	3.1
British Columbia	274,181	269,910	1.6	-29.4	56.3	32.3	-26.3	11.6
Yukon Territory	2,815	1,690	66.6	154.1	436.3	-79.7	2,950.0	-97.3
Northwest Territories	3,354	7,135	-53.0	1,619.3	-62.9	259.8	-94.5	249.5
Nunavut	0	0	...	...	-100.0	...	...	-100.0

Table 3

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

	2005		May to April	April to March	March to February	February to January	January to December	December to November
	May <sup>p</sup>	April <sup>r</sup>						
	thousands of dollars		percentage change					
<b>Canada</b>	<b>3,144,818</b>	<b>3,158,374</b>	<b>-0.4</b>	<b>7.8</b>	<b>-12.0</b>	<b>10.3</b>	<b>-7.5</b>	<b>3.3</b>
Newfoundland and Labrador	27,956	30,511	-8.4	25.3	-6.0	-15.3	6.0	-15.9
Prince Edward Island	9,703	10,678	-9.1	27.5	-30.6	4.2	9.9	-22.9
Nova Scotia	63,130	79,458	-20.5	17.7	40.4	5.8	-20.6	-11.5
New Brunswick	46,655	41,551	12.3	8.3	-8.0	30.0	-0.4	-19.8
Quebec	633,094	628,006	0.8	12.0	-21.4	14.9	2.1	-26.0
Ontario	1,227,295	1,156,511	6.1	2.1	-16.3	3.4	-21.3	63.0
Manitoba	50,350	58,084	-13.3	13.0	-0.1	12.7	-15.9	-8.8
Saskatchewan	52,064	29,267	77.9	9.5	-12.0	0.1	9.4	-23.4
Alberta	496,310	525,476	-5.6	7.1	-0.8	16.9	11.9	-23.9
British Columbia	529,566	591,849	-10.5	13.0	-5.7	18.8	17.8	-29.9
Yukon Territory	4,899	2,649	84.9	43.4	-41.2	14.7	-10.8	70.6
Northwest Territories	3,796	4,334	-12.4	44.8	125.6	424.5	-90.4	102.2
Nunavut	0	0	...	...	...	-100.0	-88.0	-95.6

Table 4

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

	2005		May to April	April to March	March to February	February to January	January to December	December to November
	May <sup>p</sup>	April <sup>r</sup>						
	units		percentage change					
<b>Canada</b>	<b>230,616</b>	<b>229,968</b>	<b>0.3</b>	<b>8.3</b>	<b>-16.7</b>	<b>12.6</b>	<b>-3.3</b>	<b>-5.9</b>
Newfoundland and Labrador	2,268	2,232	1.6	-1.1	6.2	-11.5	-1.0	-16.2
Prince Edward Island	852	888	-4.1	12.1	-5.7	-7.9	-16.5	0.0
Nova Scotia	5,400	6,300	-14.3	20.7	69.3	-7.2	-29.3	-9.7
New Brunswick	5,364	3,636	47.5	15.2	-24.2	53.5	-24.4	-3.5
Quebec	47,484	47,172	0.7	15.0	-32.4	10.6	2.2	-17.0
Ontario	78,792	78,792	0.0	4.7	-21.6	10.2	-18.4	34.3
Manitoba	3,852	4,992	-22.8	24.9	2.5	5.9	-21.1	1.8
Saskatchewan	4,944	2,436	103.0	5.2	-6.8	-21.6	62.0	-36.3
Alberta	46,644	47,328	-1.4	6.2	-2.9	29.0	17.4	-37.2
British Columbia	34,380	35,700	-3.7	7.1	-5.6	8.0	32.3	-31.1
Yukon Territory	432	192	125.0	0.0	-27.3	...	-100.0	41.7
Northwest Territories	204	300	-32.0	-13.8	38.1	425.0	-73.3	400.0
Nunavut	0	0	...	...	...	...	...	-100.0

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 <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units				thousands of dollars				
<b>Canada</b>									
April r	10,291	8,873	19,164	3,158,374	395,461	1,036,108	472,290	1,903,859	5,062,233
May p	10,145	9,073	19,218	3,144,818	337,870	907,852	563,617	1,809,339	4,954,157
Cumulative Jan. - May 2005	51,025	45,186	96,211	15,581,266	1,489,115	5,135,670	2,464,698	9,089,483	24,670,749
Cumulative Jan. - May 2004	53,141	45,065	98,206	14,562,219	1,210,634	3,826,882	2,001,943	7,039,459	21,601,678
<b>Newfoundland and Labrador</b>									
April r	152	34	186	30,511	40	9,730	685	10,455	40,966
May p	156	33	189	27,956	680	5,039	3,574	9,293	37,249
Cumulative Jan. - May 2005	792	148	940	139,342	32,876	34,256	11,465	78,597	217,939
Cumulative Jan. - May 2004	917	144	1,061	143,766	1,405	40,802	3,385	45,592	189,358
<b>Prince Edward Island</b>									
April r	67	7	74	10,678	21,063	3,053	87	24,203	34,881
May p	58	13	71	9,703	951	1,738	838	3,527	13,230
Cumulative Jan. - May 2005	325	32	357	52,422	22,944	19,186	2,745	44,875	97,297
Cumulative Jan. - May 2004	375	42	417	49,232	1,610	15,343	6,146	23,099	72,331
<b>Nova Scotia</b>									
April r	318	207	525	79,458	2,861	18,106	15,526	36,493	115,951
May p	239	211	450	63,130	9,279	17,463	12,798	39,540	102,670
Cumulative Jan. - May 2005	1,330	614	1,944	303,657	15,659	86,654	33,662	135,975	439,632
Cumulative Jan. - May 2004	1,367	923	2,290	305,214	15,808	88,518	31,865	136,191	441,405
<b>New Brunswick</b>									
April r	238	65	303	41,551	6,862	11,265	3,071	21,198	62,749
May p	253	194	447	46,655	2,311	22,512	2,873	27,696	74,351
Cumulative Jan. - May 2005	1,246	340	1,586	200,365	14,740	62,555	15,824	93,119	293,484
Cumulative Jan. - May 2004	1,323	372	1,695	204,156	17,520	41,350	13,174	72,044	276,200
<b>Quebec</b>									
April r	2,074	1,857	3,931	628,006	74,041	170,180	55,355	299,576	927,582
May p	2,018	1,939	3,957	633,094	106,973	185,665	44,238	336,876	969,970
Cumulative Jan. - May 2005	10,325	10,607	20,932	3,155,038	288,755	875,477	272,073	1,436,305	4,591,343
Cumulative Jan. - May 2004	10,766	12,519	23,285	3,172,135	335,614	816,996	459,770	1,612,380	4,784,515
<b>Ontario</b>									
April r	3,581	2,985	6,566	1,156,511	109,391	397,800	292,222	799,413	1,955,924
May p	3,610	2,956	6,566	1,227,295	132,011	312,935	275,049	719,995	1,947,290
Cumulative Jan. - May 2005	18,027	16,635	34,662	6,178,784	592,934	1,957,678	1,271,321	3,821,933	10,000,717
Cumulative Jan. - May 2004	20,647	15,083	35,730	5,983,367	606,687	1,521,220	1,020,188	3,148,095	9,131,462
<b>Manitoba</b>									
April r	294	122	416	58,084	7,986	14,195	3,880	26,061	84,145
May p	265	56	321	50,350	3,402	38,958	6,100	48,460	98,810
Cumulative Jan. - May 2005	1,467	235	1,702	256,983	18,544	115,839	34,730	169,113	426,096
Cumulative Jan. - May 2004	1,550	240	1,790	257,274	19,858	96,212	45,315	161,385	418,659
<b>Saskatchewan</b>									
April r	156	47	203	29,267	2,486	18,169	6,999	27,654	56,921
May p	142	270	412	52,064	3,131	19,745	38,228	61,104	113,168
Cumulative Jan. - May 2005	808	471	1,279	168,784	22,965	112,621	71,160	206,746	375,530
Cumulative Jan. - May 2004	785	535	1,320	164,510	14,032	79,529	47,904	141,465	305,975
<b>Alberta</b>									
April r	2,223	1,721	3,944	525,476	143,087	183,610	53,374	380,071	905,547
May p	2,165	1,722	3,887	496,310	58,684	153,253	70,561	282,498	778,808
Cumulative Jan. - May 2005	10,877	7,460	18,337	2,429,653	366,486	958,111	403,490	1,728,087	4,157,740
Cumulative Jan. - May 2004	9,163	7,232	16,395	1,943,963	118,646	601,518	219,685	939,849	2,883,812

See footnotes at the end of the table.

Table 5 – continued

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

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>British Columbia</b>									
April r	1,159	1,816	2,975	591,849	24,761	205,096	40,053	269,910	861,759
May p	1,200	1,665	2,865	529,566	18,409	147,116	108,656	274,181	803,747
Cumulative Jan. - May 2005	5,686	8,600	14,286	2,668,259	108,084	902,286	345,723	1,356,093	4,024,352
Cumulative Jan. - May 2004	6,070	7,905	13,975	2,303,370	78,495	510,001	116,215	704,711	3,008,081
<b>Yukon Territory</b>									
April r	16	0	16	2,649	6	1,558	126	1,690	4,339
May p	26	10	36	4,899	1,786	327	702	2,815	7,714
Cumulative Jan. - May 2005	80	10	90	15,272	1,988	2,451	1,465	5,904	21,176
Cumulative Jan. - May 2004	81	13	94	14,313	472	1,320	25,331	27,123	41,436
<b>Northwest Territories</b>									
April r	13	12	25	4,334	2,877	3,346	912	7,135	11,469
May p	13	4	17	3,796	253	3,101	0	3,354	7,150
Cumulative Jan. - May 2005	62	34	96	12,704	3,140	8,154	1,040	12,334	25,038
Cumulative Jan. - May 2004	95	4	99	12,614	487	13,261	4,445	18,193	30,807
<b>Nunavut</b>									
April r	0	0	0	0	0	0	0	0	0
May p	0	0	0	0	0	0	0	0	0
Cumulative Jan. - May 2005	0	0	0	3	0	402	0	402	405
Cumulative Jan. - May 2004	2	53	55	8,305	0	812	8,520	9,332	17,637

1. Included in this category are the following types of dwellings: single-detached, mobile home and cottage.

Table 6

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

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Abbotsford, British Columbia</b>									
April r	51	93	144	20,402	6,524	2,754	400	9,678	30,080
May p	55	105	160	23,489	3,118	1,130	28	4,276	27,765
Cumulative Jan. - May 2005	213	319	532	71,366	19,198	13,907	53,968	87,073	158,439
Cumulative Jan. - May 2004	261	161	422	51,790	7,322	3,944	1,785	13,051	64,841
<b>Calgary, Alberta</b>									
April r	779	463	1,242	186,836	3,975	101,551	33,385	138,911	325,747
May p	753	1,367	2,120	204,478	1,744	78,344	9,847	89,935	294,413
Cumulative Jan. - May 2005	3,760	2,793	6,553	930,487	77,414	375,004	255,918	708,336	1,638,823
Cumulative Jan. - May 2004	3,446	2,946	6,392	803,622	21,383	281,544	93,067	395,994	1,199,616
<b>Edmonton, Alberta</b>									
April r	699	780	1,479	179,823	9,888	24,282	15,470	49,640	229,463
May p	730	133	863	140,377	12,456	25,427	20,431	58,314	198,691
Cumulative Jan. - May 2005	3,415	3,038	6,453	744,460	51,842	199,492	66,885	318,219	1,062,679
Cumulative Jan. - May 2004	2,555	3,196	5,751	580,572	21,861	159,713	34,046	215,620	796,192
<b>Greater Sudbury / Grand Sudbury, Ontario</b>									
April r	58	4	62	9,518	1,560	2,640	3,656	7,856	17,374
May p	52	3	55	10,085	1,406	1,711	1,210	4,327	14,412
Cumulative Jan. - May 2005	140	7	147	27,701	3,576	20,235	12,288	36,099	63,800
Cumulative Jan. - May 2004	89	3	92	16,551	727	3,548	15,419	19,694	36,245
<b>Halifax, Nova Scotia</b>									
April r	116	167	283	43,388	961	10,121	14,236	25,318	68,706
May p	107	130	237	33,560	5,403	11,181	3,859	20,443	54,003
Cumulative Jan. - May 2005	505	456	961	152,833	7,634	47,061	18,662	73,357	226,190
Cumulative Jan. - May 2004	602	770	1,372	181,416	2,199	48,015	26,650	76,864	258,280
<b>Hamilton, Ontario</b>									
April r	93	55	148	30,660	934	42,957	34,592	78,483	109,143
May p	116	313	429	91,037	1,677	12,061	14,747	28,485	119,522
Cumulative Jan. - May 2005	667	941	1,608	290,186	5,073	82,770	69,496	157,339	447,525
Cumulative Jan. - May 2004	747	693	1,440	234,403	22,321	80,647	28,518	131,486	365,889
<b>Kingston, Ontario</b>									
April r	70	12	82	11,226	1,413	14,902	579	16,894	28,120
May p	84	9	93	14,479	983	954	1,104	3,041	17,520
Cumulative Jan. - May 2005	226	26	252	37,831	2,667	27,749	6,776	37,192	75,023
Cumulative Jan. - May 2004	277	37	314	44,117	916	11,463	31,577	43,956	88,073
<b>Kitchener, Ontario</b>									
April r	181	138	319	49,955	16,925	15,591	6,228	38,744	88,699
May p	225	61	286	52,016	4,210	19,830	10,869	34,909	86,925
Cumulative Jan. - May 2005	872	632	1,504	228,790	28,918	82,118	53,875	164,911	393,701
Cumulative Jan. - May 2004	888	498	1,386	209,678	26,594	56,194	78,671	161,459	371,137
<b>London, Ontario</b>									
April r	194	250	444	58,190	3,884	10,819	6,002	20,705	78,895
May p	189	213	402	51,155	3,527	13,713	4,365	21,605	72,760
Cumulative Jan. - May 2005	847	858	1,705	228,623	21,662	66,528	35,697	123,887	352,510
Cumulative Jan. - May 2004	943	532	1,475	203,921	16,718	56,312	93,387	166,417	370,338
<b>Montréal, Quebec</b>									
April r	850	1,160	2,010	324,840	32,089	76,697	17,939	126,725	451,565
May p	782	1,193	1,975	318,514	63,594	89,771	20,780	174,145	492,659
Cumulative Jan. - May 2005	4,140	6,659	10,799	1,610,443	171,859	495,772	98,227	765,858	2,376,301
Cumulative Jan. - May 2004	4,740	7,793	12,533	1,707,373	110,864	431,682	266,745	809,291	2,516,664

See footnotes at the end of the table.

Table 6 – continued

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

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Oshawa, Ontario</b>									
April r	224	69	293	55,599	1,463	11,609	16,688	29,760	85,359
May p	258	43	301	60,167	1,289	3,649	15,184	20,122	80,289
Cumulative Jan. - May 2005	1,019	349	1,368	266,558	22,787	52,318	43,403	118,508	385,066
Cumulative Jan. - May 2004	881	720	1,601	282,047	12,064	32,576	35,506	80,146	362,193
<b>Ottawa-Gatineau, Ontario part, Ontario/Quebec</b>									
April r	238	212	450	73,994	1,768	36,086	51,524	89,378	163,372
May p	243	106	349	66,217	9,794	23,605	10,939	44,338	110,555
Cumulative Jan. - May 2005	971	926	1,897	334,667	18,246	185,476	189,354	393,076	727,743
Cumulative Jan. - May 2004	1,288	1,604	2,892	470,094	4,564	147,991	60,308	212,863	682,957
<b>Ottawa-Gatineau, Quebec part, Ontario/Quebec</b>									
April r	103	24	127	22,391	1	7,366	523	7,890	30,281
May p	134	63	197	30,394	3,004	4,331	183	7,518	37,912
Cumulative Jan. - May 2005	534	199	733	118,017	5,835	26,462	4,681	36,978	154,995
Cumulative Jan. - May 2004	644	330	974	143,453	5,383	35,445	8,198	49,026	192,479
<b>Québec, Quebec</b>									
April r	231	197	428	63,340	591	20,534	8,314	29,439	92,779
May p	224	265	489	73,677	713	25,324	7,907	33,944	107,621
Cumulative Jan. - May 2005	1,238	1,250	2,488	346,289	4,096	91,515	38,187	133,798	480,087
Cumulative Jan. - May 2004	1,201	1,718	2,919	347,342	12,709	124,363	72,645	209,717	557,059
<b>Regina, Saskatchewan</b>									
April r	39	18	57	7,169	440	3,088	10	3,538	10,707
May p	53	82	135	14,038	724	5,459	10,237	16,420	30,458
Cumulative Jan. - May 2005	231	143	374	46,294	4,012	37,043	29,782	70,837	117,131
Cumulative Jan. - May 2004	244	163	407	53,458	7,367	25,279	9,222	41,868	95,326
<b>Saguenay, Quebec</b>									
April r	36	25	61	9,898	13,454	2,017	274	15,745	25,643
May p	32	11	43	9,035	2,678	783	275	3,736	12,771
Cumulative Jan. - May 2005	107	103	210	32,262	16,655	12,724	4,405	33,784	66,046
Cumulative Jan. - May 2004	141	92	233	33,430	2,377	9,012	4,088	15,477	48,907
<b>Saint John, New Brunswick</b>									
April r	38	11	49	7,607	1,181	5,271	327	6,779	14,386
May p	46	8	54	7,044	762	8,516	370	9,648	16,692
Cumulative Jan. - May 2005	234	45	279	38,554	3,955	17,914	932	22,801	61,355
Cumulative Jan. - May 2004	205	59	264	31,989	3,226	6,377	1,124	10,727	42,716
<b>Saskatoon, Saskatchewan</b>									
April r	65	9	74	10,455	1,941	3,820	3,543	9,304	19,759
May p	52	139	191	25,842	1,466	11,057	23,855	36,378	62,220
Cumulative Jan. - May 2005	341	236	577	72,092	17,389	37,004	32,238	86,631	158,723
Cumulative Jan. - May 2004	309	296	605	66,256	3,805	23,908	4,619	32,332	98,588
<b>Sherbrooke, Quebec</b>									
April r	73	40	113	16,265	377	9,673	48	10,098	26,363
May p	32	26	58	9,807	1,779	6,900	154	8,833	18,640
Cumulative Jan. - May 2005	281	190	471	66,103	3,946	25,031	1,474	30,451	96,554
Cumulative Jan. - May 2004	245	362	607	67,750	4,682	17,470	5,912	28,064	95,814
<b>St. Catharines-Niagara, Ontario</b>									
April r	93	10	103	23,063	1,382	6,703	42,936	51,021	74,084
May p	88	18	106	22,948	1,362	25,328	178	26,868	49,816
Cumulative Jan. - May 2005	399	168	567	105,500	6,064	66,117	61,010	133,191	238,691
Cumulative Jan. - May 2004	487	187	674	116,539	9,595	86,390	23,845	119,830	236,369

See footnotes at the end of the table.

Table 6 – continued

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

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>St. John's, Newfoundland and Labrador</b>									
April r	96	29	125	21,928	30	8,291	150	8,471	30,399
May p	95	19	114	17,543	25	4,273	23	4,321	21,864
Cumulative Jan. - May 2005	458	129	587	90,779	32,040	29,968	4,043	66,051	156,830
Cumulative Jan. - May 2004	675	131	806	109,940	719	33,237	2,391	36,347	146,287
<b>Thunder Bay, Ontario</b>									
April r	24	0	24	4,733	605	1,565	661	2,831	7,564
May p	35	2	37	6,834	6,558	2,135	2,096	10,789	17,623
Cumulative Jan. - May 2005	61	52	113	15,803	12,057	17,266	22,265	51,588	67,391
Cumulative Jan. - May 2004	87	8	95	17,334	1,466	11,185	6,640	19,291	36,625
<b>Toronto, Ontario</b>									
April r	1,128	1,950	3,078	541,110	61,820	148,089	71,188	281,097	822,207
May p	1,090	1,847	2,937	553,493	55,422	144,488	132,667	332,577	886,070
Cumulative Jan. - May 2005	6,110	10,456	16,566	2,968,273	324,682	948,047	534,287	1,807,016	4,775,289
Cumulative Jan. - May 2004	8,043	9,106	17,149	2,949,341	291,761	742,214	388,444	1,422,419	4,371,760
<b>Trois-Rivières, Quebec</b>									
April r	44	54	98	12,010	138	2,004	1	2,143	14,153
May p	42	33	75	12,325	285	2,762	1,160	4,207	16,532
Cumulative Jan. - May 2005	146	131	277	40,750	1,517	17,872	3,996	23,385	64,135
Cumulative Jan. - May 2004	131	164	295	38,430	4,431	18,885	2,442	25,758	64,188
<b>Vancouver, British Columbia</b>									
April r	361	1,212	1,573	332,201	9,135	119,646	34,099	162,880	495,081
May p	392	875	1,267	268,486	6,257	108,343	38,983	153,583	422,069
Cumulative Jan. - May 2005	1,917	5,043	6,960	1,329,654	44,946	578,273	149,283	772,502	2,102,156
Cumulative Jan. - May 2004	2,383	6,010	8,393	1,370,002	26,332	337,187	62,175	425,694	1,795,696
<b>Victoria, British Columbia</b>									
April r	94	23	117	28,996	694	25,707	1,647	28,048	57,044
May p	113	226	339	56,460	170	10,908	9,593	20,671	77,131
Cumulative Jan. - May 2005	490	708	1,198	206,122	6,495	57,978	25,066	89,539	295,661
Cumulative Jan. - May 2004	514	465	979	166,850	4,767	26,535	12,687	43,989	210,839
<b>Windsor, Ontario</b>									
April r	109	44	153	27,364	1,785	2,768	18,779	23,332	50,696
May p	96	25	121	22,619	769	952	3,384	5,105	27,724
Cumulative Jan. - May 2005	487	207	694	113,759	7,067	29,535	34,383	70,985	184,744
Cumulative Jan. - May 2004	700	337	1,037	162,650	10,931	36,326	6,287	53,544	216,194
<b>Winnipeg, Manitoba</b>									
April r	166	108	274	36,152	475	9,781	2,554	12,810	48,962
May p	144	29	173	27,440	397	30,086	5,272	35,755	63,195
Cumulative Jan. - May 2005	824	174	998	147,913	1,366	79,673	29,825	110,864	258,777
Cumulative Jan. - May 2004	955	92	1,047	151,323	12,083	63,301	38,840	114,224	265,547

1. Included in this category are the following types of dwellings: single-detached, mobile home and cottage.

Table 7

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
Number of dwelling units							
<b>Canada</b>							
April r	12,594	52	1,238	2,184	5,663	380	22,111
May p	13,170	93	921	2,427	6,734	337	23,682
Cumulative Jan. - May 2005	49,182	215	4,937	9,488	25,719	1,752	91,293
Cumulative Jan. - May 2004	52,158	304	4,992	9,023	26,580	2,130	95,187
<b>Newfoundland and Labrador</b>							
April r	207	0	6	5	35	2	255
May p	288	4	0	0	40	1	333
Cumulative Jan. - May 2005	641	4	24	5	95	7	776
Cumulative Jan. - May 2004	777	8	14	6	99	11	915
<b>Prince Edward Island</b>							
April r	71	2	6	0	1	0	80
May p	111	7	6	0	6	1	131
Cumulative Jan. - May 2005	246	12	14	3	14	1	290
Cumulative Jan. - May 2004	288	25	19	8	10	5	355
<b>Nova Scotia</b>							
April r	425	8	29	11	157	10	640
May p	377	9	24	0	168	20	598
Cumulative Jan. - May 2005	1,210	22	66	45	461	43	1,847
Cumulative Jan. - May 2004	1,225	31	57	35	809	23	2,180
<b>New Brunswick</b>							
April r	321	8	6	21	15	23	394
May p	449	16	22	4	160	9	660
Cumulative Jan. - May 2005	1,029	41	46	25	231	39	1,411
Cumulative Jan. - May 2004	1,054	33	43	62	232	36	1,460
<b>Quebec</b>							
April r	2,895	14	363	64	1,620	226	5,182
May p	2,698	38	225	42	1,628	180	4,811
Cumulative Jan. - May 2005	11,017	77	1,379	292	7,238	869	20,872
Cumulative Jan. - May 2004	11,790	102	1,036	749	8,962	1,248	23,887
<b>Ontario</b>							
April r	4,189	16	514	1,087	1,268	89	7,163
May p	4,392	15	364	1,520	1,851	99	8,241
Cumulative Jan. - May 2005	16,465	46	2,013	5,439	6,979	627	31,569
Cumulative Jan. - May 2004	19,639	64	2,427	5,144	6,421	423	34,118
<b>Manitoba</b>							
April r	386	0	0	6	116	0	508
May p	383	0	8	25	14	9	439
Cumulative Jan. - May 2005	1,384	1	9	46	171	9	1,620
Cumulative Jan. - May 2004	1,526	11	23	2	214	2	1,778
<b>Saskatchewan</b>							
April r	255	0	12	8	27	0	302
May p	214	1	16	5	249	0	485
Cumulative Jan. - May 2005	760	3	30	36	401	5	1,235
Cumulative Jan. - May 2004	749	0	52	143	322	18	1,284
<b>Alberta</b>							
April r	2,510	3	246	360	1,211	14	4,344
May p	2,664	2	194	214	1,759	4	4,837
Cumulative Jan. - May 2005	10,631	7	1,075	1,200	4,708	33	17,654
Cumulative Jan. - May 2004	9,017	9	1,037	710	4,788	248	15,809
<b>British Columbia</b>							
April r	1,311	1	56	622	1,201	16	3,207
May p	1,538	1	62	617	847	12	3,077
Cumulative Jan. - May 2005	5,701	2	281	2,379	5,397	117	13,877
Cumulative Jan. - May 2004	5,993	21	281	2,154	4,668	114	13,231



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							
<b>Yukon Territory</b>							
April r	11	0	0	0	0	0	11
May p	44	0	0	0	8	2	54
Cumulative Jan. - May 2005	61	0	0	0	8	2	71
Cumulative Jan. - May 2004	41	0	1	10	0	2	54
<b>Northwest Territories</b>							
April r	13	0	0	0	12	0	25
May p	12	0	0	0	4	0	16
Cumulative Jan. - May 2005	37	0	0	18	16	0	71
Cumulative Jan. - May 2004	57	0	0	0	4	0	61
<b>Nunavut</b>							
April r	0	0	0	0	0	0	0
May p	0	0	0	0	0	0	0
Cumulative Jan. - May 2005	0	0	0	0	0	0	0
Cumulative Jan. - May 2004	2	0	2	0	51	0	55

Table 8

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	70	0	0	35	58	1	164
Calgary, Alberta	868	0	97	81	1,522	0	2,568
Edmonton, Alberta	842	0	67	53	42	4	1,008
Greater Sudbury / Grand Sudbury, Ontario	57	0	0	0	4	0	61
Halifax, Nova Scotia	162	0	0	0	117	13	292
Hamilton, Ontario	127	0	4	35	366	3	535
Kingston, Ontario	91	1	8	3	0	1	104
Kitchener, Ontario	246	0	11	51	14	3	325
London, Ontario	206	0	2	81	194	1	484
Montréal, Quebec	948	0	61	20	1,073	115	2,217
Oshawa, Ontario	282	0	33	16	4	3	338
Ottawa-Gatineau, Ontario/Quebec	428	0	38	94	66	7	633
Ottawa-Gatineau, Ontario part, Ontario/Quebec	265	0	12	94	29	3	403
Ottawa-Gatineau, Quebec part, Ontario/Quebec	163	0	26	0	37	4	230
Québec, Quebec	272	0	58	11	195	18	554
Regina, Saskatchewan	74	0	0	0	82	0	156
Saguenay, Quebec	36	3	1	0	4	7	51
Saint John, New Brunswick	70	1	0	0	6	2	79
Saskatoon, Saskatchewan	72	0	12	0	127	0	211
Sherbrooke, Quebec	39	0	6	0	21	1	67
St. Catharines-Niagara, Ontario	96	0	9	11	3	1	120
St. John's, Newfoundland and Labrador	158	0	0	0	26	1	185
Thunder Bay, Ontario	38	0	0	0	2	0	40
Toronto, Ontario	1,190	0	217	1,068	1,093	33	3,601
Trois-Rivières, Quebec	51	0	0	0	31	4	86
Vancouver, British Columbia	498	0	8	441	329	5	1,281
Victoria, British Columbia	144	0	0	11	187	4	346
Windsor, Ontario	105	0	12	0	20	0	137
Winnipeg, Manitoba	196	0	4	25	0	0	225

Table 9

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	224	0	2	72	235	2	535
Calgary, Alberta	3,753	0	388	565	2,077	0	6,783
Edmonton, Alberta	3,432	0	509	295	1,920	15	6,171
Greater Sudbury / Grand Sudbury, Ontario	148	0	0	0	8	0	156
Halifax, Nova Scotia	532	1	20	40	364	32	989
Hamilton, Ontario	585	0	82	258	366	196	1,487
Kingston, Ontario	231	1	12	3	8	5	260
Kitchener, Ontario	837	0	35	324	171	72	1,439
London, Ontario	803	0	9	325	500	13	1,650
Montréal, Quebec	4,462	0	421	185	4,868	443	10,379
Oshawa, Ontario	1,024	0	209	91	4	6	1,334
Ottawa-Gatineau, Ontario/Quebec	1,538	2	164	399	434	65	2,602
Ottawa-Gatineau, Ontario part, Ontario/Quebec	946	0	80	399	346	48	1,819
Ottawa-Gatineau, Quebec part, Ontario/Quebec	592	2	84	0	88	17	783
Québec, Quebec	1,374	0	388	71	885	36	2,754
Regina, Saskatchewan	230	0	0	0	143	0	373
Saguenay, Quebec	130	4	15	0	52	18	219
Saint John, New Brunswick	192	4	0	3	36	6	241
Saskatoon, Saskatchewan	318	0	18	2	212	4	554
Sherbrooke, Quebec	311	0	14	0	111	46	482
St. Catharines-Niagara, Ontario	379	1	29	83	12	23	527
St. John's, Newfoundland and Labrador	419	0	24	5	77	6	531
Thunder Bay, Ontario	67	0	0	0	45	2	114
Toronto, Ontario	5,801	0	1,332	3,228	4,879	140	15,380
Trois-Rivières, Quebec	174	0	0	0	76	52	302
Vancouver, British Columbia	1,947	0	126	1,786	2,751	36	6,646
Victoria, British Columbia	499	0	4	91	523	13	1,130
Windsor, Ontario	451	0	54	46	69	13	633
Winnipeg, Manitoba	795	0	5	40	129	0	969

Table 10

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
<b>Canada</b>					
April r	3,636,746	382,050	999,989	397,156	5,415,941
May p	3,953,768	356,562	1,012,704	521,922	5,844,956
Cumulative Jan. - May 2005	14,695,205	1,445,728	4,502,833	2,151,145	22,794,911
Cumulative Jan. - May 2004	14,176,727	1,199,816	3,363,972	1,682,514	20,423,029
<b>Newfoundland and Labrador</b>					
April r	37,254	40	4,291	685	42,270
May p	51,074	680	6,068	3,574	61,396
Cumulative Jan. - May 2005	115,521	32,876	23,554	11,465	183,416
Cumulative Jan. - May 2004	126,426	1,405	30,342	3,385	161,558
<b>Prince Edward Island</b>					
April r	12,841	21,063	3,053	87	37,044
May p	17,960	951	1,738	838	21,487
Cumulative Jan. - May 2005	42,873	22,944	19,186	2,745	87,748
Cumulative Jan. - May 2004	44,875	1,610	15,343	6,146	67,974
<b>Nova Scotia</b>					
April r	103,916	2,861	18,106	15,526	140,409
May p	89,846	9,279	17,463	12,798	129,386
Cumulative Jan. - May 2005	290,028	15,659	86,654	33,662	426,003
Cumulative Jan. - May 2004	296,980	15,808	88,518	31,865	433,171
<b>New Brunswick</b>					
April r	53,163	6,862	11,265	3,071	74,361
May p	74,982	2,311	22,512	2,873	102,678
Cumulative Jan. - May 2005	170,154	14,740	62,555	15,824	263,273
Cumulative Jan. - May 2004	166,039	17,520	41,350	13,174	238,083
<b>Quebec</b>					
April r	827,937	74,041	171,099	66,919	1,139,996
May p	810,800	106,973	210,995	55,597	1,184,365
Cumulative Jan. - May 2005	3,152,245	288,755	742,411	213,076	4,396,487
Cumulative Jan. - May 2004	3,273,974	335,614	683,555	360,573	4,653,716
<b>Ontario</b>					
April r	1,300,756	95,980	365,323	205,524	1,967,583
May p	1,523,692	150,703	342,734	221,995	2,239,124
Cumulative Jan. - May 2005	5,591,765	549,547	1,654,587	1,016,765	8,812,664
Cumulative Jan. - May 2004	5,661,981	595,869	1,290,861	799,956	8,348,667
<b>Manitoba</b>					
April r	71,292	7,986	14,048	3,880	97,206
May p	70,931	3,402	38,662	6,100	119,095
Cumulative Jan. - May 2005	242,156	18,544	96,078	34,730	391,508
Cumulative Jan. - May 2004	252,138	19,858	80,022	45,315	397,333
<b>Saskatchewan</b>					
April r	43,056	2,486	19,043	6,999	71,584
May p	64,862	3,131	23,575	38,228	129,796
Cumulative Jan. - May 2005	163,378	22,965	108,176	71,160	365,679
Cumulative Jan. - May 2004	160,007	14,032	77,548	47,904	299,491
<b>Alberta</b>					
April r	597,576	143,087	203,788	53,374	997,825
May p	627,948	58,684	175,096	70,561	932,289
Cumulative Jan. - May 2005	2,347,504	366,486	868,880	403,490	3,986,360
Cumulative Jan. - May 2004	1,896,985	118,646	589,645	219,685	2,824,961
<b>British Columbia</b>					
April r	582,744	24,761	185,069	40,053	832,627
May p	611,187	18,409	170,433	108,656	908,685
Cumulative Jan. - May 2005	2,556,853	108,084	829,745	345,723	3,840,405
Cumulative Jan. - May 2004	2,268,138	78,495	451,395	116,215	2,914,243

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					
<b>Yukon Territory</b>					
April r	1,877	6	1,558	126	3,567
May p	6,690	1,786	327	702	9,505
Cumulative Jan. - May 2005	10,021	1,988	2,451	1,465	15,925
Cumulative Jan. - May 2004	8,265	472	1,320	25,331	35,388
<b>Northwest Territories</b>					
April r	4,334	2,877	3,346	912	11,469
May p	3,796	253	3,101	0	7,150
Cumulative Jan. - May 2005	12,704	3,140	8,154	1,040	25,038
Cumulative Jan. - May 2004	12,614	487	13,261	4,445	30,807
<b>Nunavut</b>					
April r	0	0	0	0	0
May p	0	0	0	0	0
Cumulative Jan. - May 2005	3	0	402	0	405
Cumulative Jan. - May 2004	8,305	0	812	8,520	17,637

Table 11

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	25,180	3,118	1,343	28	29,669
Calgary, Alberta	251,384	1,744	87,475	9,847	350,450
Edmonton, Alberta	169,031	12,456	28,391	20,431	230,309
Greater Sudbury / Grand Sudbury, Ontario	11,425	1,460	1,914	1,074	15,873
Halifax, Nova Scotia	45,007	5,403	11,181	3,859	65,450
Hamilton, Ontario	109,365	1,742	13,493	13,093	137,693
Kingston, Ontario	16,501	1,021	1,067	980	19,569
Kitchener, Ontario	59,610	4,372	22,185	9,650	95,817
London, Ontario	59,852	3,663	15,342	3,875	82,732
Montréal, Quebec	368,970	63,594	98,368	27,417	558,349
Oshawa, Ontario	68,544	1,339	4,082	13,481	87,446
Ottawa-Gatineau, Ontario/Quebec	112,132	13,176	31,154	9,954	166,416
Ottawa-Gatineau, Ontario part, Ontario/Quebec	76,136	10,172	26,408	9,712	122,428
Ottawa-Gatineau, Quebec part, Ontario/Quebec	35,996	3,004	4,746	242	43,988
Québec, Quebec	85,421	713	27,749	10,432	124,315
Regina, Saskatchewan	17,729	724	6,367	10,237	35,057
Saguenay, Quebec	10,724	2,678	858	363	14,623
Saint John, New Brunswick	9,801	762	8,516	370	19,449
Saskatoon, Saskatchewan	29,555	1,466	12,896	23,855	67,772
Sherbrooke, Quebec	11,539	1,779	7,561	203	21,082
St. Catharines-Niagara, Ontario	26,178	1,414	28,336	158	56,086
St. John's, Newfoundland and Labrador	29,418	25	5,302	23	34,768
Thunder Bay, Ontario	7,741	6,811	2,389	1,861	18,802
Toronto, Ontario	652,278	57,559	161,647	117,787	989,271
Trois-Rivières, Quebec	14,506	285	3,027	1,531	19,349
Vancouver, British Columbia	292,225	6,257	128,781	38,983	466,246
Victoria, British Columbia	61,271	170	12,966	9,593	84,000
Windsor, Ontario	25,839	799	1,065	3,004	30,707
Winnipeg, Manitoba	36,076	397	26,395	5,272	68,140

Table 12

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	71,270	19,198	11,212	53,968	155,648
Calgary, Alberta	928,737	77,414	379,882	255,918	1,641,951
Edmonton, Alberta	721,321	51,842	194,738	66,885	1,034,786
Greater Sudbury / Grand Sudbury, Ontario	28,494	3,123	15,709	10,372	57,698
Halifax, Nova Scotia	156,516	7,634	47,061	18,662	229,873
Hamilton, Ontario	272,328	4,827	71,578	55,136	403,869
Kingston, Ontario	38,902	2,293	22,841	5,827	69,863
Kitchener, Ontario	218,955	24,116	69,928	42,708	355,707
London, Ontario	217,730	19,777	55,982	28,827	322,316
Montréal, Quebec	1,587,423	171,859	412,006	81,213	2,252,501
Oshawa, Ontario	259,567	20,069	42,139	35,144	356,919
Ottawa-Gatineau, Ontario/Quebec	451,309	24,585	174,098	155,218	805,210
Ottawa-Gatineau, Ontario part, Ontario/Quebec	327,792	18,750	150,739	152,047	649,328
Ottawa-Gatineau, Quebec part, Ontario/Quebec	123,517	5,835	23,359	3,171	155,882
Québec, Quebec	365,670	4,096	82,425	31,688	483,879
Regina, Saskatchewan	46,259	4,012	35,070	29,782	115,123
Saguenay, Quebec	35,205	16,655	11,146	2,663	65,669
Saint John, New Brunswick	31,057	3,955	17,914	932	53,858
Saskatoon, Saskatchewan	70,281	17,389	34,648	32,238	154,556
Sherbrooke, Quebec	67,867	3,946	23,203	870	95,886
St. Catharines-Niagara, Ontario	99,471	5,566	61,363	45,991	212,391
St. John's, Newfoundland and Labrador	79,702	32,040	19,266	4,043	135,051
Thunder Bay, Ontario	16,988	12,741	13,843	19,228	62,800
Toronto, Ontario	2,727,409	298,158	804,027	437,777	4,267,371
Trois-Rivières, Quebec	44,606	1,517	13,788	2,950	62,861
Vancouver, British Columbia	1,359,067	44,946	548,493	149,283	2,101,789
Victoria, British Columbia	209,257	6,495	54,542	25,066	295,360
Windsor, Ontario	105,460	6,323	24,332	27,569	163,684
Winnipeg, Manitoba	141,851	1,366	66,925	29,825	239,967

Table 13

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
<b>Total non-residential</b>	<b>1,891,188</b>	<b>10,322</b>	<b>3,527</b>	<b>39,540</b>	<b>27,696</b>	<b>373,565</b>	<b>715,432</b>
<b>Industrial</b>	<b>356,562</b>	<b>680</b>	<b>951</b>	<b>9,279</b>	<b>2,311</b>	<b>106,973</b>	<b>150,703</b>
Factories, plants	172,396	0	375	725	0	67,587	55,390
Transportation, utilities	66,631	0	0	7,006	0	17,705	35,418
Mining and agriculture	55,923	0	0	300	637	7,715	31,131
Minor industrial projects, new and improvements <sup>1</sup>	61,612	680	576	1,248	1,674	13,966	28,764
<b>Commercial</b>	<b>1,012,704</b>	<b>6,068</b>	<b>1,738</b>	<b>17,463</b>	<b>22,512</b>	<b>210,995</b>	<b>342,734</b>
Trade and services	267,281	0	400	5,909	13,176	90,380	94,796
Warehouses	107,496	0	0	0	0	8,265	35,633
Service stations	19,727	0	0	360	0	6,233	4,946
Office buildings	260,133	792	930	1,500	1,603	34,749	72,662
Recreation	56,582	0	0	2,120	1,400	4,504	18,064
Hotels, restaurants	135,838	650	0	2,150	2,302	31,434	60,052
Laboratories	1,000	0	0	0	0	1,000	0
Minor commercial projects, new and improvements <sup>1</sup>	164,647	4,626	408	5,424	4,031	34,430	56,581
<b>Institutional and governmental</b>	<b>521,922</b>	<b>3,574</b>	<b>838</b>	<b>12,798</b>	<b>2,873</b>	<b>55,597</b>	<b>221,995</b>
Schools, education	276,839	0	0	0	873	8,518	109,064
Hospitals, medical	103,020	850	500	717	0	4,139	72,875
Welfare, home	58,690	2,400	0	8,000	641	16,747	3,276
Churches, religion	31,579	0	0	3,360	340	8,434	14,250
Government buildings	21,127	0	300	0	0	8,957	10,550
Minor institutional and governmental projects, new and improvements <sup>1</sup>	30,667	324	38	721	1,019	8,802	11,980
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
<b>Total non-residential</b>	<b>48,164</b>	<b>64,934</b>	<b>304,341</b>	<b>297,498</b>	<b>2,815</b>	<b>3,354</b>	<b>0</b>
<b>Industrial</b>	<b>3,402</b>	<b>3,131</b>	<b>58,684</b>	<b>18,409</b>	<b>1,786</b>	<b>253</b>	<b>0</b>
Factories, plants	635	1,077	41,778	4,829	0	0	0
Transportation, utilities	0	450	4,372	0	1,680	0	0
Mining and agriculture	1,350	0	7,072	7,718	0	0	0
Minor industrial projects, new and improvements <sup>1</sup>	1,417	1,604	5,462	5,862	106	253	0
<b>Commercial</b>	<b>38,662</b>	<b>23,575</b>	<b>175,096</b>	<b>170,433</b>	<b>327</b>	<b>3,101</b>	<b>0</b>
Trade and services	7,902	4,783	29,936	17,904	0	2,095	0
Warehouses	9,352	0	22,486	31,760	0	0	0
Service stations	2,625	0	1,958	3,205	0	400	0
Office buildings	5,850	1,640	61,286	79,121	0	0	0
Recreation	7,128	11,904	5,159	6,303	0	0	0
Hotels, restaurants	775	1,475	26,462	10,538	0	0	0
Laboratories	0	0	0	0	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	5,030	3,773	27,809	21,602	327	606	0
<b>Institutional and governmental</b>	<b>6,100</b>	<b>38,228</b>	<b>70,561</b>	<b>108,656</b>	<b>702</b>	<b>0</b>	<b>0</b>
Schools, education	4,815	27,117	44,463	81,989	0	0	0
Hospitals, medical	0	0	15,465	8,474	0	0	0
Welfare, home	0	9,850	4,638	13,138	0	0	0
Churches, religion	500	0	3,175	1,520	0	0	0
Government buildings	0	300	0	700	320	0	0
Minor institutional and governmental projects, new and improvements <sup>1</sup>	785	961	2,820	2,835	382	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