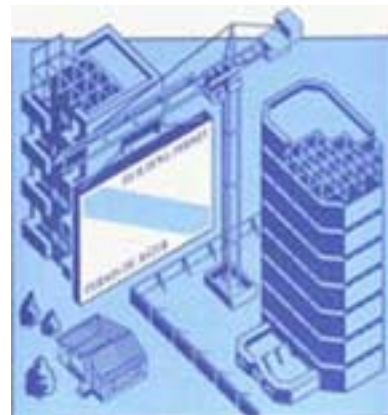




Catalogue no. 64-001-XIE

# Building permits

August 2005



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# Building permits

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

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## Important notice

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## Highlights

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- Contractors took out their highest level of building permits on record in August as investment intentions by governments and businesses went through the roof.

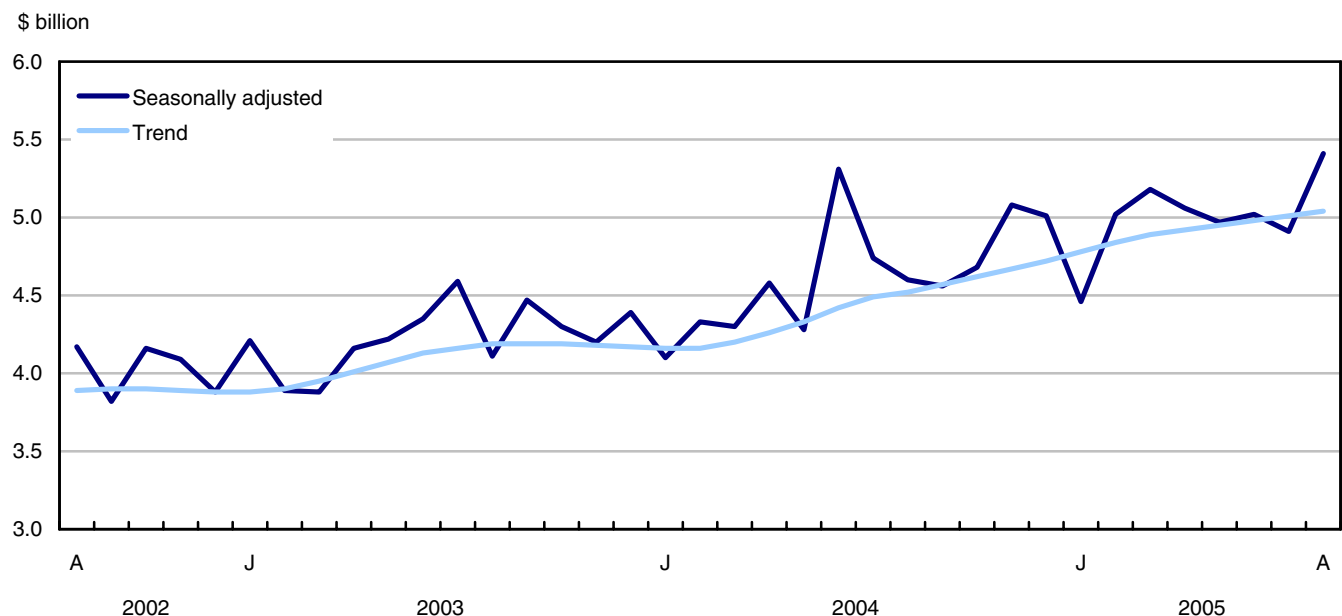
## Analysis – August 2005

Contractors took out their highest level of building permits on record in August as investment intentions by governments and businesses went through the roof.

Municipalities issued a record \$5.4 billion in building permits, a 10.2% increase from July. It broke the previous monthly record of \$5.3 billion set in June 2004.

Chart 1

### Total value of building permits



The value of permits for non-residential projects surged 32.0% to just over \$2.25 billion, which was also a record. The level was fractionally higher than the previous mark set in March this year.

#### 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.

Gains in all three non-residential sectors (industrial, commercial and institutional) surpassed 30% in August. The growth was fuelled by strong non-residential investment intentions in Ontario.



In the residential sector, construction intentions edged down 1.4% to \$3.2 billion, the first decrease in five months. The slip was due to a decline in intentions for multi-family dwellings.

However, the monthly total for housing was still 2.9% higher than the average in 2004, which was a record year.

The total value of building permits has been on an upward trend since the beginning of 2004, thanks to constant strength in the residential sector and the surge in non-residential construction intentions.

## Massive investment in British Columbia and Alberta

On a year-to-date basis, municipalities issued building permits totalling \$40.0 billion during the first eight months of 2005, up 10.4% from the same period last year.

Construction intentions in the non-residential sector were up 24.0%, more than six times the pace of growth in the value of housing permits.

The biggest factor in the phenomenal growth of building permits so far this year has been construction fever in Alberta and British Columbia. Combined, they have accounted for 87.0% of the year-to-date increase from 2004.

Excluding Alberta and British Columbia, the overall value of building permits for the first eight months of 2005 would have been only 1.9% higher than in the same period last year, instead of 10.4%.

So far this year in Alberta, industrial construction intentions have nearly tripled, while the value of institutional permits almost doubled. In British Columbia, the institutional construction intentions have far more than doubled.

Year-to-date gains (in dollars) in building permits in Calgary, Edmonton and Vancouver have surpassed increases in all other census metropolitan areas.

In Calgary and Edmonton, the strength came from both housing and non-residential permits. In Vancouver, the non-residential sector fuelled the gain.

## Residential sector: Fourth gain in five months in single-family permits

Contractors took out single-family permits totalling \$2.1 billion in August, up 0.2% from July, which was the fourth gain in the last five months. In contrast, the value of multi-family permits dropped for a second consecutive month, falling 4.4% to \$1.1 billion.

Advantageous mortgage rates and their positive impact on affordability, and the progression of full-time employment, were key factors behind the demand for housing. However, the Conference Board's consumer confidence index, which remained high throughout the year, declined in August.

Provincially, the largest gain in August (in dollars) occurred in British Columbia as the result of increases in both single- and multi-family construction intentions. The value of single-family permits in British Columbia hit a record high of \$311 million in August. The value of multi-family permits reached its highest level since June 2004.

In Alberta, the value of residential permits reached its second highest value on record, just below last April's level.

In contrast, Ontario and Quebec posted the largest retreats. In Ontario, municipalities issued housing permits worth \$1.1 billion, the lowest level since November 2004.

The value of single-family permits for the first eight months of 2005 was only 0.6% higher than the same period in 2004. For multi-family dwellings, the growth totalled 10.1%.

From January to August, 48.4% of the 156,220 new units approved have been multi-family. This proportion has been steadily rising since 2000 when their share was 38.6%.

## Non-residential: Strength across the board

August's record high \$2.3 billion in non-residential building permits marked the second time this year that the total has surpassed the \$2-billion mark.

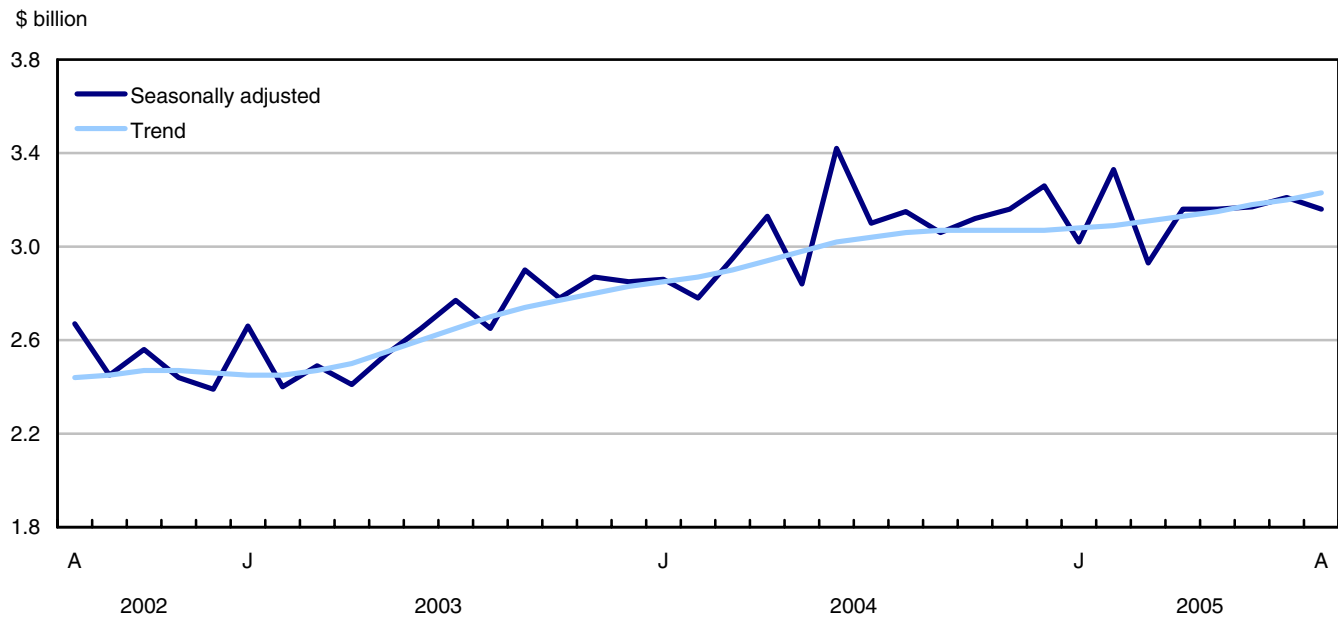
A record value in the institutional component combined with high levels in the industrial and commercial components pushed non-residential permits above the previous record.

In the institutional sector, the value of permits rose 34.1% to \$754 million. Demand for institutional permits was particularly strong in Ontario, where they more than doubled to \$478 million, as intentions for medical buildings increased. This component has been on an upward trend since September 2004.

In the industrial component, intentions rose 31.4% to \$442 million after a 16.8% decline in July. In Ontario, permits for industrial projects surged 50.8% to \$189 million, the biggest gain in dollar terms among the provinces, thanks to proposed projects in plants and utility buildings categories.

Chart 2

### Residential value of building permits - Total



In the commercial sector, the value of permits rebounded 30.8% to \$1.1 billion following a 21.6% decline in July. The strength came mostly from Ontario and Quebec where every category of commercial buildings showed gains, with the exception of buildings for trade and services in Ontario.

The excellent results for the non-residential sector are consistent with economic indicators. Capacity use by industries edged up to its highest level in nearly five years during the second quarter. Total retail sales reached a new high in July, corporate profits have risen in 12 of the past 14 quarters and office vacancy rates fell in almost all major markets during the last quarter.

Of the 28 census metropolitan areas, 19 recorded monthly increases in the value of non-residential permits in August. The largest gain occurred in the census metropolitan area of Ottawa, and the largest drop was in Edmonton.

On a year-to-date basis, municipalities issued \$14.9 billion worth of non-residential permits, up 24.0% from the January-to-August period in 2004. Last year, it took 10 months to reach this same level.

All three components increased. The value of commercial permits recorded a 22.2% gain. The value of permits increased 23.5% in the institutional component and the industrial sector showed a year-to-date advance of 30.7%.

So far this year, non-residential permits have increased in every province except Quebec. The largest increases were recorded in Alberta and British Columbia. Marked advances occurred in every non-residential component in both provinces.

Chart 3

Number of dwelling units - Single and multiple

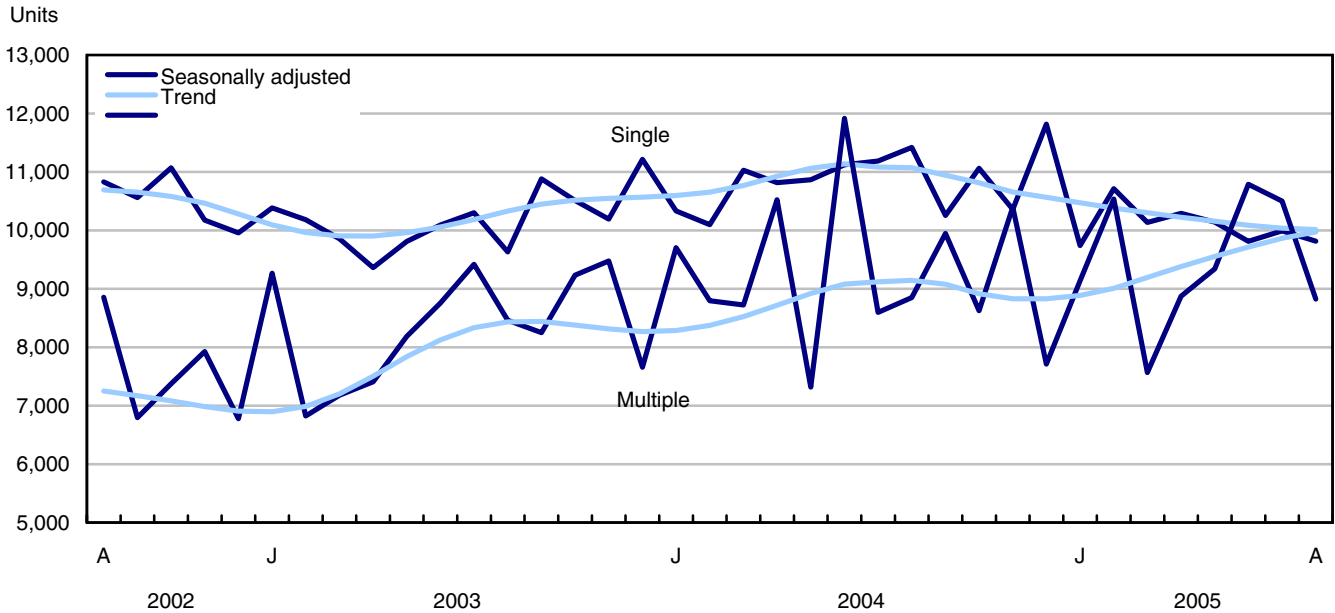


Chart 4

Non residential value of building permits - Total

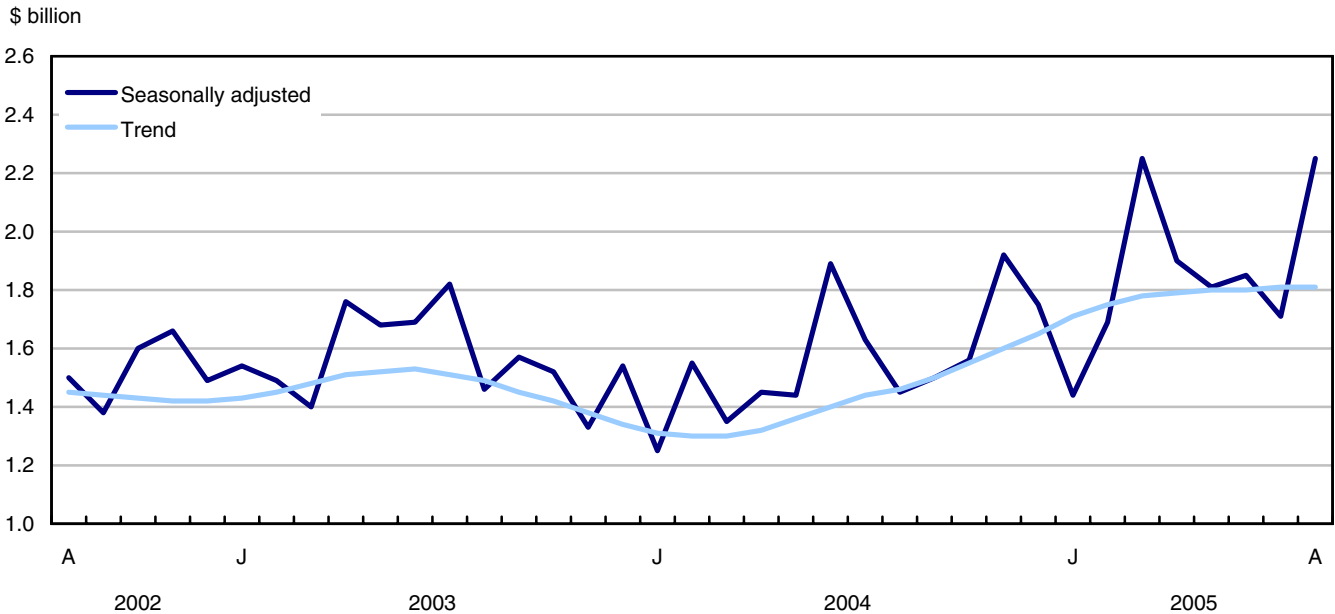


Chart 5

Commercial value of building permits

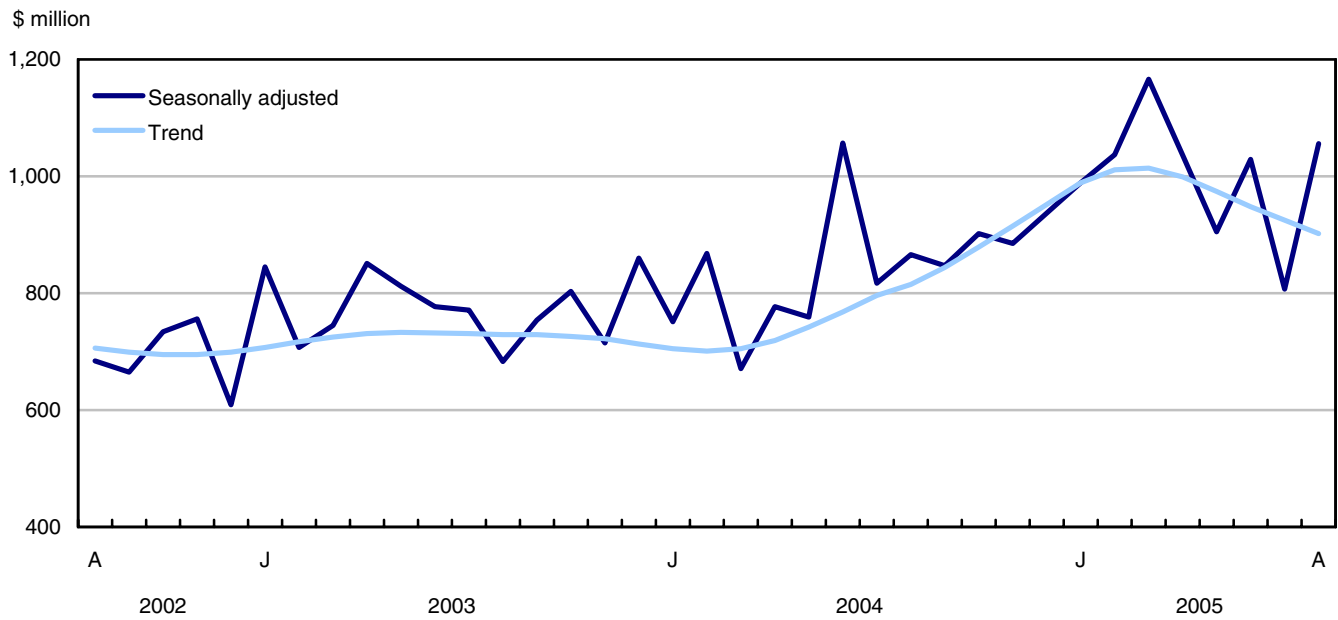


Chart 6

Industrial value of building permits

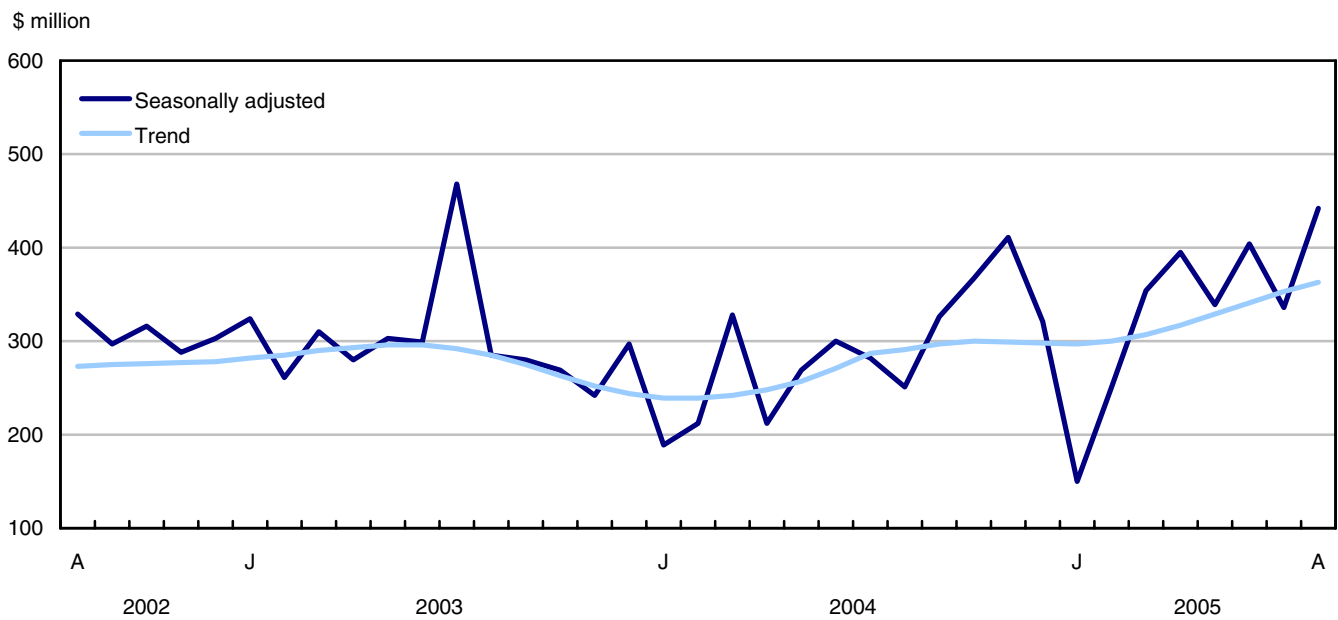
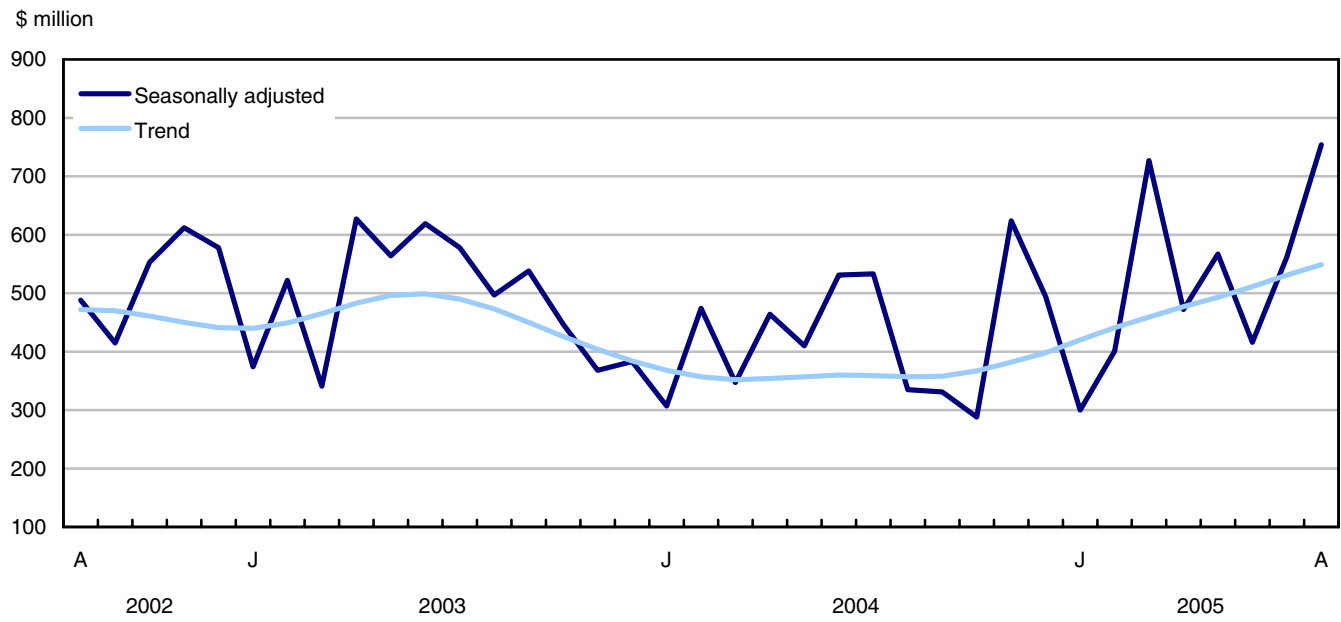


Chart 7

Institutional and governmental value of building permits



## Related products

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### Selected publications from Statistics Canada

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62-202-X      Spending patterns in Canada

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### Selected technical and analytical products from Statistics Canada

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62F0014M1996002 An analysis of some construction price index methodologies

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### Selected CANSIM tables from Statistics Canada

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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

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### Selected surveys from Statistics Canada

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2802      Building Permits Survey

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## **Selected tables of Canadian statistics from Statistics Canada**

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- *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

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Table 1

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

	2005		August to July	July to June	June to May	May to April	April to March	March to February
	August <sup>p</sup>	July <sup>r</sup>						
	thousands of dollars		percentage change					
<b>Canada</b>	<b>5,411,752</b>	<b>4,910,860</b>	<b>10.2</b>	<b>-2.2</b>	<b>1.0</b>	<b>-1.8</b>	<b>-2.2</b>	<b>3.1</b>
Newfoundland and Labrador	49,868	28,941	72.3	-47.7	48.2	-8.9	-39.6	98.9
Prince Edward Island	42,579	16,781	153.7	-13.1	48.5	-62.7	201.9	-53.4
Nova Scotia	95,268	107,803	-11.6	2.0	-2.3	-6.7	20.5	54.2
New Brunswick	97,213	85,392	13.8	17.3	-1.5	17.8	8.3	6.7
Quebec	984,037	1,093,887	-10.0	6.7	4.7	5.6	12.0	-15.0
Ontario	2,156,397	1,792,980	20.3	-7.2	-0.9	-0.4	-4.2	-6.7
Manitoba	94,980	82,552	15.1	-43.0	47.7	16.6	-7.3	12.6
Saskatchewan	75,937	67,920	11.8	21.9	-50.7	98.5	-34.7	77.7
Alberta	847,155	831,379	1.9	13.0	-5.6	-14.0	-7.9	31.7
British Columbia	954,446	770,989	23.8	-10.7	7.3	-6.6	-4.9	13.3
Yukon Territory	1,792	6,301	-71.6	293.1	-83.4	122.2	72.7	-23.0
Northwest Territories	6,185	23,982	-74.2	181.7	25.3	-40.8	236.4	39.4
Nunavut	5,895	1,953	201.8	731.1	...	...	...	-100.0

Table 2

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

	2005		August to July	July to June	June to May	May to April	April to March	March to February
	August <sup>p</sup>	July <sup>r</sup>						
	thousands of dollars		percentage change					
<b>Canada</b>	<b>2,252,122</b>	<b>1,705,603</b>	<b>32.0</b>	<b>-7.7</b>	<b>2.1</b>	<b>-4.9</b>	<b>-15.3</b>	<b>32.9</b>
Newfoundland and Labrador	16,351	10,662	53.4	-55.9	160.7	-11.4	-75.9	432.5
Prince Edward Island	33,874	5,145	558.4	13.9	28.3	-85.4	661.6	-75.0
Nova Scotia	30,897	43,048	-28.2	40.5	-24.9	11.8	27.0	100.5
New Brunswick	57,340	41,751	37.3	32.0	14.1	30.8	8.4	55.7
Quebec	340,175	261,283	30.2	-15.9	-7.4	12.0	11.8	2.5
Ontario	1,057,920	629,956	67.9	-12.5	-0.1	-9.9	-11.9	8.8
Manitoba	34,169	30,693	11.3	-65.3	87.1	81.7	-33.7	34.9
Saskatchewan	48,545	37,913	28.0	52.9	-59.2	119.5	-54.3	223.3
Alberta	329,555	342,609	-3.8	20.6	0.1	-25.3	-22.9	95.0
British Columbia	298,734	281,223	6.2	-13.4	17.8	2.1	-29.4	56.3
Yukon Territory	511	2,640	-80.6	690.4	-88.6	74.0	154.1	436.3
Northwest Territories	2,966	18,574	-84.0	268.5	70.6	-58.6	1,619.3	-62.9
Nunavut	1,085	106	923.6	221.2	...	...	...	-100.0

Table 3

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

	2005		August to July	July to June	June to May	May to April	April to March	March to February
	August <sup>p</sup>	July <sup>r</sup>						
	thousands of dollars		percentage change					
<b>Canada</b>	<b>3,159,630</b>	<b>3,205,257</b>	<b>-1.4</b>	<b>1.1</b>	<b>0.3</b>	<b>0.1</b>	<b>7.8</b>	<b>-12.0</b>
Newfoundland and Labrador	33,517	18,279	83.4	-41.3	11.0	-8.1	25.3	-6.0
Prince Edward Island	8,705	11,636	-25.2	-21.4	56.0	-11.1	27.5	-30.6
Nova Scotia	64,371	64,755	-0.6	-13.8	11.3	-15.1	17.7	40.4
New Brunswick	39,873	43,641	-8.6	6.0	-10.9	11.2	8.3	-8.0
Quebec	643,862	832,604	-22.7	16.5	10.9	2.6	12.0	-21.4
Ontario	1,098,477	1,163,024	-5.5	-4.0	-1.3	6.2	2.1	-16.3
Manitoba	60,811	51,859	17.3	-8.0	11.0	-12.6	13.0	-0.1
Saskatchewan	27,392	30,007	-8.7	-3.0	-40.9	78.7	9.5	-12.0
Alberta	517,600	488,770	5.9	8.2	-8.8	-5.8	7.1	-0.8
British Columbia	655,712	489,766	33.9	-9.1	1.9	-10.6	13.0	-5.7
Yukon Territory	1,281	3,661	-65.0	188.5	-81.1	153.0	43.4	-41.2
Northwest Territories	3,219	5,408	-40.5	55.8	-9.6	-11.4	44.8	125.6
Nunavut	4,810	1,847	160.4	814.4	...	...	...	...

Table 4

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

	2005		August to July	July to June	June to May	May to April	April to March	March to February
	August <sup>p</sup>	July <sup>r</sup>						
	units		percentage change					
<b>Canada</b>	<b>223,680</b>	<b>245,904</b>	<b>-9.0</b>	<b>-0.5</b>	<b>5.7</b>	<b>1.7</b>	<b>8.3</b>	<b>-16.7</b>
Newfoundland and Labrador	2,508	1,596	57.1	-43.2	23.2	2.2	-1.1	6.2
Prince Edward Island	912	1,080	-15.6	-12.6	47.1	-5.4	12.1	-5.7
Nova Scotia	4,608	5,580	-17.4	-15.9	10.8	-5.0	20.7	69.3
New Brunswick	4,116	4,608	-10.7	4.9	-17.6	46.5	15.2	-24.2
Quebec	50,376	74,436	-32.3	20.6	24.3	5.2	15.0	-32.4
Ontario	69,816	77,028	-9.4	-13.0	12.2	0.1	4.7	-21.6
Manitoba	4,632	4,116	12.5	-2.6	8.3	-21.9	24.9	2.5
Saskatchewan	2,316	2,544	-9.0	-16.9	-38.0	102.5	5.2	-6.8
Alberta	40,692	41,952	-3.0	10.9	-19.5	-0.7	6.2	-2.9
British Columbia	42,996	32,316	33.0	-11.5	6.7	-4.1	7.1	-5.6
Yukon Territory	84	336	-75.0	211.1	-80.9	193.8	0.0	-27.3
Northwest Territories	120	252	-52.4	75.0	-33.3	-28.0	-13.8	38.1
Nunavut	504	60	740.0	...	...	...	...	...

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>									
July r	9,992	10,500	20,492	3,205,257	336,412	807,118	562,073	1,705,603	4,910,860
August p	9,815	8,825	18,640	3,159,630	442,073	1,056,050	753,999	2,252,122	5,411,752
Cumulative Jan. - Aug. 2005	80,641	75,569	156,210	25,133,369	2,672,899	8,024,909	4,199,373	14,897,181	40,030,550
Cumulative Jan. - Aug. 2004	86,870	74,426	161,296	24,237,866	2,044,999	6,566,367	3,401,122	12,012,488	36,250,354
<b>Newfoundland and Labrador</b>									
July r	108	25	133	18,279	179	10,467	16	10,662	28,941
August p	164	45	209	33,517	4,367	11,559	425	16,351	49,868
Cumulative Jan. - Aug. 2005	1,239	278	1,517	222,389	39,741	77,343	12,657	129,741	352,130
Cumulative Jan. - Aug. 2004	1,417	339	1,756	232,357	3,997	61,517	23,878	89,392	321,749
<b>Prince Edward Island</b>									
July r	57	33	90	11,636	1,638	2,833	674	5,145	16,781
August p	63	13	76	8,705	979	32,275	620	33,874	42,579
Cumulative Jan. - Aug. 2005	499	126	625	87,348	26,114	55,924	6,369	88,407	175,755
Cumulative Jan. - Aug. 2004	582	122	704	83,402	4,887	27,329	15,557	47,773	131,175
<b>Nova Scotia</b>									
July r	279	186	465	64,755	17,419	19,854	5,775	43,048	107,803
August p	274	110	384	64,371	4,361	23,692	2,844	30,897	95,268
Cumulative Jan. - Aug. 2005	2,174	1,221	3,395	512,182	45,597	152,881	43,333	241,811	753,993
Cumulative Jan. - Aug. 2004	2,338	1,569	3,907	522,286	21,861	165,980	51,134	238,975	761,261
<b>New Brunswick</b>									
July r	215	169	384	43,641	14,621	23,186	3,944	41,751	85,392
August p	219	124	343	39,873	3,351	32,867	21,122	57,340	97,213
Cumulative Jan. - Aug. 2005	1,905	771	2,676	324,569	35,322	140,581	47,987	223,890	548,459
Cumulative Jan. - Aug. 2004	2,037	651	2,688	325,293	24,900	97,535	52,681	175,116	500,409
<b>Quebec</b>									
July r	2,032	4,171	6,203	832,604	68,123	108,803	84,357	261,283	1,093,887
August p	2,018	2,180	4,198	643,862	87,012	188,040	65,123	340,175	984,037
Cumulative Jan. - Aug. 2005	16,438	20,219	36,657	5,357,395	563,190	1,321,136	462,822	2,347,148	7,704,543
Cumulative Jan. - Aug. 2004	17,395	19,839	37,234	5,179,151	509,841	1,341,053	707,016	2,557,910	7,737,061
<b>Ontario</b>									
July r	3,564	2,855	6,419	1,163,024	125,139	280,574	224,243	629,956	1,792,980
August p	3,260	2,558	5,818	1,098,477	188,684	391,394	477,842	1,057,920	2,156,397
Cumulative Jan. - Aug. 2005	28,261	26,023	54,284	9,652,599	1,061,551	3,050,881	2,117,108	6,229,540	15,882,139
Cumulative Jan. - Aug. 2004	34,388	24,916	59,304	10,055,265	1,028,902	2,711,547	1,721,212	5,461,661	15,516,926
<b>Manitoba</b>									
July r	286	57	343	51,859	4,656	21,586	4,451	30,693	82,552
August p	301	85	386	60,811	8,023	21,125	5,021	34,169	94,980
Cumulative Jan. - Aug. 2005	2,333	454	2,787	426,402	38,605	204,503	78,323	321,431	747,833
Cumulative Jan. - Aug. 2004	2,522	750	3,272	450,751	33,926	174,482	98,016	306,424	757,175
<b>Saskatchewan</b>									
July r	135	77	212	30,007	5,548	20,307	12,058	37,913	67,920
August p	140	53	193	27,392	19,138	21,405	8,002	48,545	75,937
Cumulative Jan. - Aug. 2005	1,224	714	1,938	257,351	55,391	166,976	95,226	317,593	574,944
Cumulative Jan. - Aug. 2004	1,262	779	2,041	258,629	30,307	132,973	72,314	235,594	494,223
<b>Alberta</b>									
July r	2,054	1,442	3,496	488,770	51,143	187,591	103,875	342,609	831,379
August p	2,109	1,282	3,391	517,600	86,653	180,303	62,599	329,555	847,155
Cumulative Jan. - Aug. 2005	17,054	11,352	28,406	3,886,353	565,414	1,488,037	632,327	2,685,778	6,572,131
Cumulative Jan. - Aug. 2004	15,057	10,703	25,760	3,133,858	191,152	988,420	330,496	1,510,068	4,643,926
<b>British Columbia</b>									
July r	1,226	1,467	2,693	489,766	44,321	114,350	122,552	281,223	770,989
August p	1,252	2,331	3,583	655,712	37,530	151,255	109,949	298,734	954,446

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			Residential	Estimated value of construction				Total
	Singles <sup>1</sup>	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
Cumulative Jan. - Aug. 2005	9,291	14,302	23,593	4,351,786	231,080	1,331,001	700,105	2,262,186	6,613,972
Cumulative Jan. - Aug. 2004	9,581	14,660	24,241	3,932,195	191,457	840,188	288,317	1,319,962	5,252,157
<b>Yukon Territory</b>									
July <sup>r</sup>	26	2	28	3,661	350	2,191	99	2,640	6,301
August <sup>p</sup>	7	0	7	1,281	0	131	380	511	1,792
Cumulative Jan. - Aug. 2005	130	15	145	23,286	2,501	5,039	1,975	9,515	32,801
Cumulative Jan. - Aug. 2004	156	24	180	25,608	951	3,450	26,886	31,287	56,895
<b>Northwest Territories</b>									
July <sup>r</sup>	5	16	21	5,408	3,275	15,274	25	18,574	23,982
August <sup>p</sup>	6	4	10	3,219	1,041	1,853	72	2,966	6,185
Cumulative Jan. - Aug. 2005	86	54	140	24,847	7,456	29,922	1,137	38,515	63,362
Cumulative Jan. - Aug. 2004	121	6	127	26,328	2,718	20,284	5,095	28,097	54,425
<b>Nunavut</b>									
July <sup>r</sup>	5	0	5	1,847	0	102	4	106	1,953
August <sup>p</sup>	2	40	42	4,810	934	151	0	1,085	5,895
Cumulative Jan. - Aug. 2005	7	40	47	6,862	937	685	4	1,626	8,488
Cumulative Jan. - Aug. 2004	14	68	82	12,743	100	1,609	8,520	10,229	22,972

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>									
July r	60	0	60	10,128	1,373	1,489	1,155	4,017	14,145
August p	53	81	134	17,010	3,756	1,042	81	4,879	21,889
Cumulative Jan. - Aug. 2005	401	400	801	111,135	26,950	22,309	55,364	104,623	215,758
Cumulative Jan. - Aug. 2004	476	248	724	91,268	23,416	5,725	11,896	41,037	132,305
<b>Calgary, Alberta</b>									
July r	821	602	1,423	205,093	8,129	84,852	15,458	108,439	313,532
August p	814	417	1,231	205,917	27,158	66,838	10,825	104,821	310,738
Cumulative Jan. - Aug. 2005	6,100	3,999	10,099	1,488,525	122,379	598,990	331,298	1,052,667	2,541,192
Cumulative Jan. - Aug. 2004	5,501	4,156	9,657	1,257,330	40,596	442,534	155,777	638,907	1,896,237
<b>Edmonton, Alberta</b>									
July r	581	518	1,099	144,175	5,690	52,326	83,071	141,087	285,262
August p	647	518	1,165	172,873	8,308	58,138	25,057	91,503	264,376
Cumulative Jan. - Aug. 2005	5,280	4,820	10,100	1,234,376	83,979	346,820	183,473	614,272	1,848,648
Cumulative Jan. - Aug. 2004	4,461	4,804	9,265	959,639	38,161	252,326	55,929	346,416	1,306,055
<b>Greater Sudbury / Grand Sudbury, Ontario</b>									
July r	35	2	37	6,564	1,808	5,234	1,010	8,052	14,616
August p	33	0	33	5,815	1,362	1,031	1,381	3,774	9,589
Cumulative Jan. - Aug. 2005	251	9	260	47,840	7,804	33,304	27,983	69,091	116,931
Cumulative Jan. - Aug. 2004	209	5	214	39,967	3,632	17,064	24,300	44,996	84,963
<b>Halifax, Nova Scotia</b>									
July r	117	119	236	31,937	12,625	8,688	1,906	23,219	55,156
August p	100	76	176	30,779	637	11,236	2,700	14,573	45,352
Cumulative Jan. - Aug. 2005	838	895	1,733	262,080	20,896	76,327	23,886	121,109	383,189
Cumulative Jan. - Aug. 2004	1,064	1,285	2,349	309,394	2,725	68,456	34,745	105,926	415,320
<b>Hamilton, Ontario</b>									
July r	102	123	225	45,266	239	3,747	4,500	8,486	53,752
August p	108	141	249	41,885	2,101	25,432	23,972	51,505	93,390
Cumulative Jan. - Aug. 2005	997	1,400	2,397	434,816	13,023	128,478	111,661	253,162	687,978
Cumulative Jan. - Aug. 2004	1,580	1,473	3,053	472,217	36,021	134,766	65,712	236,499	708,716
<b>Kingston, Ontario</b>									
July r	56	125	181	24,944	61	2,460	1,227	3,748	28,692
August p	55	7	62	9,909	947	1,979	4,313	7,239	17,148
Cumulative Jan. - Aug. 2005	396	162	558	82,416	5,165	35,878	13,310	54,353	136,769
Cumulative Jan. - Aug. 2004	484	253	737	91,190	1,363	25,079	42,757	69,199	160,389
<b>Kitchener, Ontario</b>									
July r	156	197	353	54,093	2,708	9,621	12,225	24,554	78,647
August p	171	136	307	46,458	7,146	16,538	1,544	25,228	71,686
Cumulative Jan. - Aug. 2005	1,436	1,284	2,720	408,579	41,299	139,695	74,519	255,513	664,092
Cumulative Jan. - Aug. 2004	1,465	919	2,384	349,795	44,357	103,554	84,255	232,166	581,961
<b>London, Ontario</b>									
July r	145	148	293	44,318	8,110	10,130	5,235	23,475	67,793
August p	196	43	239	40,640	5,937	15,503	6,013	27,453	68,093
Cumulative Jan. - Aug. 2005	1,369	1,087	2,456	351,073	44,071	114,364	53,699	212,134	563,207
Cumulative Jan. - Aug. 2004	1,526	725	2,251	321,303	24,667	71,793	147,797	244,257	565,560
<b>Montréal, Quebec</b>									
July r	887	2,608	3,495	454,797	44,114	56,129	47,304	147,547	602,344
August p	763	1,256	2,019	317,961	32,158	118,083	14,708	164,949	482,910
Cumulative Jan. - Aug. 2005	6,570	12,873	19,443	2,781,304	300,681	736,488	180,151	1,217,320	3,998,624
Cumulative Jan. - Aug. 2004	7,644	12,103	19,747	2,773,457	202,324	689,156	405,259	1,296,739	4,070,196
<b>Oshawa, Ontario</b>									
July r	92	85	177	36,279	4,144	2,141	678	6,963	43,242

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		
August P	59	217	276	47,284	40,470	29,680	1,628	71,778	119,062
Cumulative Jan. - Aug. 2005	1,307	821	2,128	404,369	74,853	88,003	46,468	209,324	613,693
Cumulative Jan. - Aug. 2004	1,215	921	2,136	383,509	20,191	92,694	48,930	161,815	545,324
<b>Ottawa-Gatineau, Ontario part, Ontario/Quebec</b>									
July r	247	127	374	71,190	3,382	12,902	73,445	89,729	160,919
August p	228	341	569	91,606	4,430	36,944	150,862	192,236	283,842
Cumulative Jan. - Aug. 2005	1,668	1,725	3,393	583,239	28,956	251,553	420,466	700,975	1,284,214
Cumulative Jan. - Aug. 2004	2,218	2,839	5,057	800,899	8,460	295,180	77,613	381,253	1,182,152
<b>Ottawa-Gatineau, Quebec part, Ontario/Quebec</b>									
July r	86	76	162	20,522	17	4,126	1,118	5,261	25,783
August p	118	96	214	30,357	97	1,206	1,058	2,361	32,718
Cumulative Jan. - Aug. 2005	880	503	1,383	207,854	9,223	46,659	7,479	63,361	271,215
Cumulative Jan. - Aug. 2004	1,127	926	2,053	281,075	7,609	86,570	9,811	103,990	385,065
<b>Québec, Quebec</b>									
July r	159	803	962	117,426	1,883	20,695	4,907	27,485	144,911
August p	199	184	383	56,417	3,843	31,019	3,726	38,588	95,005
Cumulative Jan. - Aug. 2005	1,841	2,398	4,239	581,012	13,351	160,726	51,127	225,204	806,216
Cumulative Jan. - Aug. 2004	1,788	2,590	4,378	529,416	16,902	176,744	103,058	296,704	826,120
<b>Regina, Saskatchewan</b>									
July r	46	42	88	10,418	133	8,581	3,794	12,508	22,926
August p	42	30	72	8,540	2,810	4,476	2,945	10,231	18,771
Cumulative Jan. - Aug. 2005	365	276	641	74,617	7,350	52,224	37,564	97,138	171,755
Cumulative Jan. - Aug. 2004	408	253	661	84,323	17,464	37,187	18,656	73,307	157,630
<b>Saguenay, Quebec</b>									
July r	30	23	53	8,594	808	2,519	824	4,151	12,745
August p	28	15	43	9,642	6,285	1,370	648	8,303	17,945
Cumulative Jan. - Aug. 2005	188	169	357	59,841	23,956	18,802	7,237	49,995	109,836
Cumulative Jan. - Aug. 2004	229	129	358	54,085	5,692	21,717	8,931	36,340	90,425
<b>Saint John, New Brunswick</b>									
July r	40	18	58	9,345	7,148	1,322	101	8,571	17,916
August p	45	8	53	8,048	2,751	1,213	0	3,964	12,012
Cumulative Jan. - Aug. 2005	358	79	437	62,587	14,230	21,956	1,365	37,551	100,138
Cumulative Jan. - Aug. 2004	335	76	411	52,303	4,375	14,832	9,358	28,565	80,868
<b>Saskatoon, Saskatchewan</b>									
July r	53	11	64	9,771	5,147	9,333	3,482	17,962	27,733
August p	55	17	72	10,348	13,823	4,777	1,623	20,223	30,571
Cumulative Jan. - Aug. 2005	504	292	796	103,634	43,032	57,345	39,890	140,267	243,901
Cumulative Jan. - Aug. 2004	514	434	948	109,081	6,218	48,225	9,786	64,229	173,310
<b>Sherbrooke, Quebec</b>									
July r	53	8	61	11,519	65	623	16,147	16,835	28,354
August p	39	56	95	13,043	0	4,447	631	5,078	18,121
Cumulative Jan. - Aug. 2005	430	315	745	106,580	10,414	32,438	18,999	61,851	168,431
Cumulative Jan. - Aug. 2004	409	475	884	111,413	6,111	30,460	13,669	50,240	161,653
<b>St. Catharines-Niagara, Ontario</b>									
July r	107	33	140	26,133	924	7,796	4,284	13,004	39,137
August p	85	32	117	23,096	4,861	18,252	15,993	39,106	62,202
Cumulative Jan. - Aug. 2005	679	281	960	184,302	16,090	96,407	83,407	195,904	380,206
Cumulative Jan. - Aug. 2004	893	366	1,259	217,708	16,932	101,061	28,631	146,624	364,332
<b>St. John's, Newfoundland and Labrador</b>									
July r	55	12	67	10,043	0	3,931	15	3,946	13,989
August p	111	37	148	24,570	750	9,617	14	10,381	34,951
Cumulative Jan. - Aug. 2005	750	227	977	147,508	34,870	58,503	4,630	98,003	245,511

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					
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
Cumulative Jan. - Aug. 2004	1,040	298	1,338	175,527	2,500	49,267	17,561	69,328	244,855
<b>Thunder Bay, Ontario</b>									
July <sup>r</sup>	23	0	23	4,254	143	924	264	1,331	5,585
August <sup>p</sup>	21	1	22	4,704	49	1,367	3,613	5,029	9,733
Cumulative Jan. - Aug. 2005	125	53	178	29,475	12,630	22,970	26,442	62,042	91,517
Cumulative Jan. - Aug. 2004	183	8	191	35,417	5,512	26,358	10,562	42,432	77,849
<b>Toronto, Ontario</b>									
July <sup>r</sup>	1,287	1,850	3,137	554,627	57,576	171,220	63,107	291,903	846,530
August <sup>p</sup>	1,070	1,389	2,459	494,264	69,960	148,136	98,965	317,061	811,325
Cumulative Jan. - Aug. 2005	9,449	16,237	25,686	4,551,516	509,928	1,397,185	725,556	2,632,669	7,184,185
Cumulative Jan. - Aug. 2004	13,361	14,772	28,133	4,955,291	486,851	1,323,473	803,804	2,614,128	7,569,419
<b>Trois-Rivières, Quebec</b>									
July <sup>r</sup>	28	14	42	8,029	80	1,322	220	1,622	9,651
August <sup>p</sup>	71	58	129	20,047	2,150	643	663	3,456	23,503
Cumulative Jan. - Aug. 2005	286	249	535	79,690	8,433	24,581	4,890	37,904	117,594
Cumulative Jan. - Aug. 2004	261	299	560	74,007	10,859	27,313	8,838	47,010	121,017
<b>Vancouver, British Columbia</b>									
July <sup>r</sup>	461	986	1,447	275,979	11,437	61,454	40,151	113,042	389,021
August <sup>p</sup>	502	1,420	1,922	395,286	23,355	79,022	36,358	138,735	534,021
Cumulative Jan. - Aug. 2005	3,267	8,759	12,026	2,337,797	93,218	827,561	324,378	1,245,157	3,582,954
Cumulative Jan. - Aug. 2004	3,777	11,076	14,853	2,473,359	73,265	564,994	122,146	760,405	3,233,764
<b>Victoria, British Columbia</b>									
July <sup>r</sup>	84	11	95	21,015	259	13,392	3,291	16,942	37,957
August <sup>p</sup>	102	93	195	36,243	892	19,692	995	21,579	57,822
Cumulative Jan. - Aug. 2005	766	950	1,716	306,433	7,710	99,198	31,014	137,922	444,355
Cumulative Jan. - Aug. 2004	772	701	1,473	243,084	6,119	38,980	51,956	97,055	340,139
<b>Windsor, Ontario</b>									
July <sup>r</sup>	94	7	101	20,451	1,678	6,483	7,405	15,566	36,017
August <sup>p</sup>	114	30	144	27,355	11,934	12,796	6,602	31,332	58,687
Cumulative Jan. - Aug. 2005	784	278	1,062	183,836	21,108	57,793	50,039	128,940	312,776
Cumulative Jan. - Aug. 2004	1,144	463	1,607	260,059	14,712	88,805	9,912	113,429	373,488
<b>Winnipeg, Manitoba</b>									
July <sup>r</sup>	160	6	166	26,422	967	16,451	4,124	21,542	47,964
August <sup>p</sup>	166	63	229	36,551	1,961	11,500	4,805	18,266	54,817
Cumulative Jan. - Aug. 2005	1,293	281	1,574	243,023	8,506	146,955	63,489	218,950	461,973
Cumulative Jan. - Aug. 2004	1,518	535	2,053	274,928	18,235	108,917	82,885	210,037	484,965

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>							
July <sup>r</sup>	10,787	87	1,134	1,599	7,040	625	21,272
August <sup>p</sup>	10,670	79	1,126	1,825	5,377	549	19,626
Cumulative Jan. - Aug. 2005	83,410	495	8,161	15,318	46,164	3,534	157,082
Cumulative Jan. - Aug. 2004	91,256	634	7,823	15,017	47,838	3,323	165,891
<b>Newfoundland and Labrador</b>							
July <sup>r</sup>	156	2	0	0	27	1	186
August <sup>p</sup>	188	0	0	0	52	2	242
Cumulative Jan. - Aug. 2005	1,224	11	26	5	225	11	1,502
Cumulative Jan. - Aug. 2004	1,455	14	62	28	182	54	1,795
<b>Prince Edward Island</b>							
July <sup>r</sup>	71	10	16	0	17	0	114
August <sup>p</sup>	73	6	8	0	5	0	92
Cumulative Jan. - Aug. 2005	470	35	46	3	75	2	631
Cumulative Jan. - Aug. 2004	558	50	38	40	39	5	730
<b>Nova Scotia</b>							
July <sup>r</sup>	346	20	8	31	140	7	552
August <sup>p</sup>	337	19	31	25	28	26	466
Cumulative Jan. - Aug. 2005	2,275	76	109	133	905	76	3,574
Cumulative Jan. - Aug. 2004	2,407	67	122	51	1,365	33	4,045
<b>New Brunswick</b>							
July <sup>r</sup>	296	7	23	10	135	1	472
August <sup>p</sup>	273	16	24	0	66	34	413
Cumulative Jan. - Aug. 2005	1,943	73	109	47	535	81	2,788
Cumulative Jan. - Aug. 2004	2,120	64	77	85	438	52	2,836
<b>Quebec</b>							
July <sup>r</sup>	1,791	33	165	66	2,438	222	4,715
August <sup>p</sup>	1,915	23	175	174	1,397	155	3,839
Cumulative Jan. - Aug. 2005	17,143	173	1,895	700	13,557	1,719	35,187
Cumulative Jan. - Aug. 2004	18,392	209	1,600	855	14,356	1,699	37,111
<b>Ontario</b>							
July <sup>r</sup>	4,131	7	433	903	1,575	359	7,408
August <sup>p</sup>	3,626	8	577	884	1,041	250	6,386
Cumulative Jan. - Aug. 2005	28,937	90	3,445	8,736	12,169	1,312	54,689
Cumulative Jan. - Aug. 2004	36,250	139	3,614	8,787	12,199	844	61,833
<b>Manitoba</b>							
July <sup>r</sup>	379	1	2	4	51	0	437
August <sup>p</sup>	365	0	49	14	22	0	450
Cumulative Jan. - Aug. 2005	2,511	5	60	94	291	10	2,971
Cumulative Jan. - Aug. 2004	2,776	34	53	6	690	3	3,562
<b>Saskatchewan</b>							
July <sup>r</sup>	163	0	10	42	22	4	241
August <sup>p</sup>	173	0	12	0	40	1	226
Cumulative Jan. - Aug. 2005	1,294	5	80	78	548	10	2,015
Cumulative Jan. - Aug. 2004	1,357	3	74	143	533	30	2,140
<b>Alberta</b>							
July <sup>r</sup>	2,068	4	409	118	1,266	8	3,873
August <sup>p</sup>	2,331	3	195	401	818	1	3,749
Cumulative Jan. - Aug. 2005	17,577	17	1,935	1,986	7,632	50	29,197
Cumulative Jan. - Aug. 2004	15,669	20	1,646	1,349	7,594	378	26,656
<b>British Columbia</b>							
July <sup>r</sup>	1,337	2	68	425	1,351	23	3,206
August <sup>p</sup>	1,365	2	55	327	1,864	80	3,693
Cumulative Jan. - Aug. 2005	9,815	6	453	3,518	10,141	261	24,194
Cumulative Jan. - Aug. 2004	9,995	30	530	3,663	10,363	223	24,804
<b>Yukon Territory</b>							



Table 7 – continued

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
July r	33	1	0	0	2	0	36
August p	11	2	0	0	0	0	13
Cumulative Jan. - Aug. 2005	136	4	3	0	10	2	155
Cumulative Jan. - Aug. 2004	150	4	5	10	7	2	178
<b>Northwest Territories</b>							
July r	11	0	0	0	16	0	27
August p	11	0	0	0	4	0	15
Cumulative Jan. - Aug. 2005	78	0	0	18	36	0	132
Cumulative Jan. - Aug. 2004	113	0	0	0	6	0	119
<b>Nunavut</b>							
July r	5	0	0	0	0	0	5
August p	2	0	0	0	40	0	42
Cumulative Jan. - Aug. 2005	7	0	0	0	40	0	47
Cumulative Jan. - Aug. 2004	14	0	2	0	66	0	82

Table 8

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	57	0	0	11	70	0	138
Calgary, Alberta	882	0	81	163	192	0	1,318
Edmonton, Alberta	700	1	68	60	412	1	1,242
Greater Sudbury / Grand Sudbury, Ontario	35	0	0	0	0	0	35
Halifax, Nova Scotia	109	0	28	25	0	23	185
Hamilton, Ontario	116	0	18	64	69	0	267
Kingston, Ontario	59	0	8	0	0	0	67
Kitchener, Ontario	183	0	16	78	0	52	329
London, Ontario	210	0	25	20	0	1	256
Montréal, Quebec	679	0	71	68	913	51	1,782
Oshawa, Ontario	63	0	88	20	4	121	296
Ottawa-Gatineau, Ontario/Quebec	349	0	16	232	185	17	799
Ottawa-Gatineau, Ontario part, Ontario/Quebec	244	0	14	223	121	8	610
Ottawa-Gatineau, Quebec part, Ontario/Quebec	105	0	2	9	64	9	189
Québec, Quebec	177	0	28	50	77	7	339
Regina, Saskatchewan	47	0	0	0	30	0	77
Saguenay, Quebec	25	0	0	0	8	5	38
Saint John, New Brunswick	59	0	0	0	8	0	67
Saskatoon, Saskatchewan	61	0	12	0	4	1	78
Sherbrooke, Quebec	35	0	0	0	43	6	84
St. Catharines-Niagara, Ontario	91	0	0	22	3	9	125
St. John's, Newfoundland and Labrador	121	0	0	0	46	0	167
Thunder Bay, Ontario	22	0	1	0	0	0	23
Toronto, Ontario	1,145	0	345	307	801	39	2,637
Trois-Rivières, Quebec	63	0	0	0	27	24	114
Vancouver, British Columbia	541	0	24	219	1,108	64	1,956
Victoria, British Columbia	110	0	4	12	73	4	203
Windsor, Ontario	122	0	10	15	0	7	154
Winnipeg, Manitoba	193	0	49	14	0	0	256

Table 9

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	427	0	2	83	305	2	819
Calgary, Alberta	6,292	0	666	820	2,839	1	10,618
Edmonton, Alberta	5,474	1	707	561	3,497	22	10,262
Greater Sudbury / Grand Sudbury, Ontario	278	0	0	0	10	0	288
Halifax, Nova Scotia	932	4	56	103	678	58	1,831
Hamilton, Ontario	972	0	158	553	510	197	2,390
Kingston, Ontario	427	4	30	3	147	5	616
Kitchener, Ontario	1,502	0	79	547	585	134	2,847
London, Ontario	1,412	0	36	401	650	18	2,517
Montréal, Quebec	6,768	0	626	322	9,092	1,022	17,830
Oshawa, Ontario	1,369	0	393	252	51	142	2,207
Ottawa-Gatineau, Ontario/Quebec	2,687	5	246	1,020	848	110	4,916
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,760	0	148	951	608	62	3,529
Ottawa-Gatineau, Quebec part, Ontario/Quebec	927	5	98	69	240	48	1,387
Québec, Quebec	1,958	5	468	165	1,495	85	4,176
Regina, Saskatchewan	391	0	0	40	236	0	667
Saguenay, Quebec	205	5	21	6	79	35	351
Saint John, New Brunswick	362	5	4	3	66	6	446
Saskatoon, Saskatchewan	514	0	58	2	224	9	807
Sherbrooke, Quebec	455	0	24	0	200	62	741
St. Catharines-Niagara, Ontario	706	1	52	170	15	37	981
St. John's, Newfoundland and Labrador	756	0	26	5	177	7	971
Thunder Bay, Ontario	141	0	1	0	45	2	189
Toronto, Ontario	9,684	0	2,157	4,718	8,715	544	25,818
Trois-Rivières, Quebec	307	0	10	12	122	89	540
Vancouver, British Columbia	3,396	0	178	2,564	6,026	129	12,293
Victoria, British Columbia	794	1	12	134	708	34	1,683
Windsor, Ontario	795	0	74	83	84	20	1,056
Winnipeg, Manitoba	1,361	0	56	88	137	0	1,642

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>					
July r	3,356,523	380,442	894,684	680,950	5,312,599
August p	3,419,312	436,912	1,214,565	838,058	5,908,847
Cumulative Jan. - Aug. 2005	25,416,104	2,686,784	7,817,701	4,131,743	40,052,332
Cumulative Jan. - Aug. 2004	25,230,852	2,116,214	6,506,356	3,324,852	37,178,274
<b>Newfoundland and Labrador</b>					
July r	25,658	179	11,091	16	36,944
August p	39,371	4,367	9,145	425	53,308
Cumulative Jan. - Aug. 2005	227,053	39,741	64,452	12,657	343,903
Cumulative Jan. - Aug. 2004	246,433	3,997	50,238	23,878	324,546
<b>Prince Edward Island</b>					
July r	14,251	1,638	2,833	674	19,396
August p	10,978	979	32,275	620	44,852
Cumulative Jan. - Aug. 2005	86,265	26,114	55,924	6,369	174,672
Cumulative Jan. - Aug. 2004	89,335	4,887	27,329	15,557	137,108
<b>Nova Scotia</b>					
July r	80,209	17,419	19,854	5,775	123,257
August p	79,945	4,361	23,692	2,844	110,842
Cumulative Jan. - Aug. 2005	548,830	45,597	152,881	43,333	790,641
Cumulative Jan. - Aug. 2004	554,402	21,861	165,980	51,134	793,377
<b>New Brunswick</b>					
July r	55,941	14,621	23,186	3,944	97,692
August p	51,347	3,351	32,867	21,122	108,687
Cumulative Jan. - Aug. 2005	339,831	35,322	140,581	47,987	563,721
Cumulative Jan. - Aug. 2004	341,755	24,900	97,535	52,681	516,871
<b>Quebec</b>					
July r	674,736	68,123	113,228	100,849	956,936
August p	631,363	87,012	200,928	84,857	1,004,160
Cumulative Jan. - Aug. 2005	5,304,569	563,190	1,217,949	465,837	7,551,545
Cumulative Jan. - Aug. 2004	5,275,009	509,841	1,239,060	689,438	7,713,348
<b>Ontario</b>					
July r	1,303,255	169,169	344,802	326,628	2,143,854
August p	1,211,917	183,523	489,689	542,167	2,427,296
Cumulative Jan. - Aug. 2005	9,657,404	1,075,436	2,986,985	2,046,463	15,766,288
Cumulative Jan. - Aug. 2004	10,462,242	1,100,117	2,710,689	1,662,520	15,935,568
<b>Manitoba</b>					
July r	66,625	4,656	23,968	4,451	99,700
August p	71,902	8,023	25,517	5,021	110,463
Cumulative Jan. - Aug. 2005	456,732	38,605	189,573	78,323	763,233
Cumulative Jan. - Aug. 2004	492,499	33,926	169,271	98,016	793,712
<b>Saskatchewan</b>					
July r	35,222	5,548	17,225	12,058	70,053
August p	33,167	19,138	24,361	8,002	84,668
Cumulative Jan. - Aug. 2005	272,410	55,391	165,988	95,226	589,015
Cumulative Jan. - Aug. 2004	277,661	30,307	138,380	72,314	518,662
<b>Alberta</b>					
July r	523,924	51,143	197,596	103,875	876,538
August p	559,811	86,653	196,562	62,599	905,625
Cumulative Jan. - Aug. 2005	4,000,215	565,414	1,470,847	632,327	6,668,803
Cumulative Jan. - Aug. 2004	3,267,538	191,152	1,035,981	330,496	4,825,167
<b>British Columbia</b>					
July r	564,315	44,321	123,334	122,552	854,522
August p	719,576	37,530	177,394	109,949	1,044,449
Cumulative Jan. - Aug. 2005	4,469,095	231,080	1,336,875	700,105	6,737,155
Cumulative Jan. - Aug. 2004	4,159,702	191,457	846,550	288,317	5,486,026
<b>Yukon Territory</b>					

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	
July <sup>r</sup>	5,132	350	2,191	99	7,772
August <sup>p</sup>	1,906	0	131	380	2,417
Cumulative Jan. - Aug. 2005	21,991	2,501	5,039	1,975	31,506
Cumulative Jan. - Aug. 2004	25,205	951	3,450	26,886	56,492
<b>Northwest Territories</b>					
July <sup>r</sup>	5,408	3,275	15,274	25	23,982
August <sup>p</sup>	3,219	1,041	1,853	72	6,185
Cumulative Jan. - Aug. 2005	24,847	7,456	29,922	1,137	63,362
Cumulative Jan. - Aug. 2004	26,328	2,718	20,284	5,095	54,425
<b>Nunavut</b>					
July <sup>r</sup>	1,847	0	102	4	1,953
August <sup>p</sup>	4,810	934	151	0	5,895
Cumulative Jan. - Aug. 2005	6,862	937	685	4	8,488
Cumulative Jan. - Aug. 2004	12,743	100	1,609	8,520	22,972

Table 11

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	18,501	3,756	970	81	23,308
Calgary, Alberta	212,097	27,158	66,380	10,825	316,460
Edmonton, Alberta	177,469	8,308	57,739	25,057	268,573
Greater Sudbury / Grand Sudbury, Ontario	6,260	1,288	1,303	1,371	10,222
Halifax, Nova Scotia	33,639	637	11,236	2,700	48,212
Hamilton, Ontario	44,958	1,987	32,156	23,805	102,906
Kingston, Ontario	10,662	896	2,502	4,283	18,343
Kitchener, Ontario	49,897	6,758	20,910	1,533	79,098
London, Ontario	43,698	5,615	19,602	5,971	74,886
Montréal, Quebec	288,956	32,158	122,421	19,963	463,498
Oshawa, Ontario	50,595	38,272	37,526	1,617	128,010
Ottawa-Gatineau, Ontario/Quebec	126,192	4,286	47,961	151,247	329,686
Ottawa-Gatineau, Ontario part, Ontario/Quebec	98,235	4,189	46,711	149,811	298,946
Ottawa-Gatineau, Quebec part, Ontario/Quebec	27,957	97	1,250	1,436	30,740
Québec, Quebec	51,530	3,843	32,159	5,057	92,589
Regina, Saskatchewan	9,560	2,810	4,937	2,945	20,252
Saguenay, Quebec	8,918	6,285	1,420	879	17,502
Saint John, New Brunswick	10,343	2,751	1,213	0	14,307
Saskatoon, Saskatchewan	11,836	13,823	5,270	1,623	32,552
Sherbrooke, Quebec	11,975	0	4,610	857	17,442
St. Catharines-Niagara, Ontario	24,828	4,597	23,077	15,882	68,384
St. John's, Newfoundland and Labrador	27,302	750	7,203	14	35,269
Thunder Bay, Ontario	5,063	46	1,728	3,588	10,425
Toronto, Ontario	530,223	66,160	187,299	98,276	881,958
Trois-Rivières, Quebec	18,166	2,150	667	900	21,883
Vancouver, British Columbia	424,523	23,355	73,546	36,358	557,782
Victoria, British Columbia	39,656	892	18,327	995	59,870
Windsor, Ontario	29,415	11,286	16,179	6,556	63,436
Winnipeg, Manitoba	42,238	1,961	16,616	4,805	65,620

Table 12

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	115,212	26,950	21,165	55,364	218,691
Calgary, Alberta	1,532,373	122,379	629,328	331,298	2,615,378
Edmonton, Alberta	1,260,312	83,979	355,702	183,473	1,883,466
Greater Sudbury / Grand Sudbury, Ontario	52,299	7,848	31,663	29,017	120,827
Halifax, Nova Scotia	281,201	20,896	76,327	23,886	402,310
Hamilton, Ontario	434,915	12,387	127,843	101,153	676,298
Kingston, Ontario	88,665	4,655	32,811	12,945	139,076
Kitchener, Ontario	424,576	36,865	139,882	68,853	670,176
London, Ontario	357,055	44,264	114,445	49,906	565,670
Montréal, Quebec	2,656,480	300,681	667,658	187,541	3,812,360
Oshawa, Ontario	416,412	70,986	86,875	38,291	612,564
Ottawa-Gatineau, Ontario/Quebec	822,602	39,311	277,676	416,368	1,555,957
Ottawa-Gatineau, Ontario part, Ontario/Quebec	609,341	30,088	232,458	409,494	1,281,381
Ottawa-Gatineau, Quebec part, Ontario/Quebec	213,261	9,223	45,218	6,874	274,576
Québec, Quebec	565,709	13,351	156,019	48,923	784,002
Regina, Saskatchewan	78,920	7,350	49,797	37,564	173,631
Saguenay, Quebec	61,909	23,956	17,653	6,537	110,055
Saint John, New Brunswick	62,477	14,230	21,956	1,365	100,028
Saskatoon, Saskatchewan	107,771	43,032	55,494	39,890	246,187
Sherbrooke, Quebec	108,459	10,414	31,083	22,389	172,345
St. Catharines-Niagara, Ontario	190,497	15,390	98,706	70,224	374,817
St. John's, Newfoundland and Labrador	147,986	34,870	45,612	4,630	233,098
Thunder Bay, Ontario	33,010	13,210	20,746	23,491	90,457
Toronto, Ontario	4,504,084	496,132	1,358,008	654,067	7,012,291
Trois-Rivières, Quebec	82,051	8,433	21,050	4,116	115,650
Vancouver, British Columbia	2,447,914	93,218	822,176	324,378	3,687,686
Victoria, British Columbia	316,962	7,710	96,840	31,014	452,526
Windsor, Ontario	186,200	20,288	59,341	46,085	311,914
Winnipeg, Manitoba	255,246	8,506	135,978	63,489	463,219

Table 13

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
<b>Total non-residential</b>	<b>2,489,535</b>	<b>13,937</b>	<b>33,874</b>	<b>30,897</b>	<b>57,340</b>	<b>372,797</b>	<b>1,215,379</b>
<b>Industrial</b>	<b>436,912</b>	<b>4,367</b>	<b>979</b>	<b>4,361</b>	<b>3,351</b>	<b>87,012</b>	<b>183,523</b>
Factories, plants	230,257	0	0	1,427	0	28,643	99,386
Transportation, utilities	79,411	3,259	0	1,030	2,745	8,766	38,064
Mining and agriculture	61,043	750	0	560	0	35,255	15,285
Minor industrial projects, new and improvements <sup>1</sup>	66,201	358	979	1,344	606	14,348	30,788
<b>Commercial</b>	<b>1,214,565</b>	<b>9,145</b>	<b>32,275</b>	<b>23,692</b>	<b>32,867</b>	<b>200,928</b>	<b>489,689</b>
Trade and services	302,409	1,331	760	11,616	5,810	81,346	96,951
Warehouses	188,106	1,200	300	3,010	900	26,040	99,539
Service stations	32,351	0	0	0	0	3,350	10,322
Office buildings	264,868	584	30,600	3,938	12,663	38,601	102,329
Recreation	121,909	0	400	0	4,461	5,484	41,551
Hotels, restaurants	100,188	650	0	0	4,145	12,452	48,473
Laboratories	17,676	0	0	0	0	1,074	14,000
Minor commercial projects, new and improvements <sup>1</sup>	187,058	5,380	215	5,128	4,888	32,581	76,524
<b>Institutional and governmental</b>	<b>838,058</b>	<b>425</b>	<b>620</b>	<b>2,844</b>	<b>21,122</b>	<b>84,857</b>	<b>542,167</b>
Schools, education	285,947	0	0	0	8,680	16,249	165,003
Hospitals, medical	413,321	0	0	0	9,660	39,377	330,507
Welfare, home	53,293	0	450	2,084	1,112	6,552	9,243
Churches, religion	28,842	0	0	526	0	6,597	14,353
Government buildings	16,541	0	0	0	0	10,169	2,858
Minor institutional and governmental projects, new and improvements <sup>1</sup>	40,114	425	170	234	1,670	5,913	20,203
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
<b>Total non-residential</b>	<b>38,561</b>	<b>51,501</b>	<b>345,814</b>	<b>324,873</b>	<b>511</b>	<b>2,966</b>	<b>1,085</b>
<b>Industrial</b>	<b>8,023</b>	<b>19,138</b>	<b>86,653</b>	<b>37,530</b>	<b>0</b>	<b>1,041</b>	<b>934</b>
Factories, plants	2,757	15,617	60,611	20,622	0	260	934
Transportation, utilities	1,000	2,260	15,670	6,012	0	605	0
Mining and agriculture	2,247	0	4,140	2,806	0	0	0
Minor industrial projects, new and improvements <sup>1</sup>	2,019	1,261	6,232	8,090	0	176	0
<b>Commercial</b>	<b>25,517</b>	<b>24,361</b>	<b>196,562</b>	<b>177,394</b>	<b>131</b>	<b>1,853</b>	<b>151</b>
Trade and services	9,427	3,160	56,486	34,422	0	1,100	0
Warehouses	1,251	3,545	31,147	21,174	0	0	0
Service stations	0	2,000	16,410	269	0	0	0
Office buildings	5,515	250	41,372	29,016	0	0	0
Recreation	3,025	1,200	13,293	52,495	0	0	0
Hotels, restaurants	0	9,800	9,543	15,125	0	0	0
Laboratories	0	0	1,302	1,300	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	6,299	4,406	27,009	23,593	131	753	151
<b>Institutional and governmental</b>	<b>5,021</b>	<b>8,002</b>	<b>62,599</b>	<b>109,949</b>	<b>380</b>	<b>72</b>	<b>0</b>
Schools, education	3,735	2,528	27,636	62,116	0	0	0
Hospitals, medical	0	350	16,747	16,680	0	0	0
Welfare, home	0	2,785	6,960	24,107	0	0	0
Churches, religion	0	1,000	5,086	1,280	0	0	0
Government buildings	0	0	2,598	916	0	0	0
Minor institutional and governmental projects, new and improvements <sup>1</sup>	1,286	1,339	3,572	4,850	380	72	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

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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

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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

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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

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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

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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

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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

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## 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