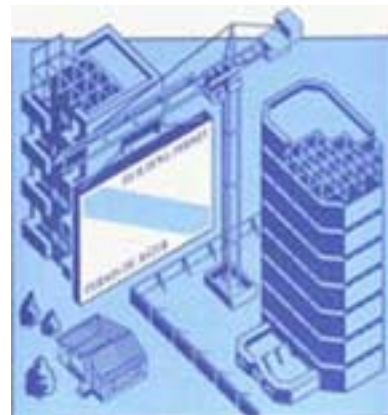




Catalogue no. 64-001-XIE

Building permits

October 2005



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building permits

October 2005

Published by authority of the Minister responsible for Statistics Canada

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December 2005

Catalogue no. 64-001-XIE, Vol. 49, No. 10

ISSN 1480-7475

Frequency: Monthly

Ottawa

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

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The following standard symbols are used in Statistics Canada publications:

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

Acknowledgements

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

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

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Current Investment Indicators Section
9 D-2, Jean Talon Building
Tunney's Pasture
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K1A 0T6
or by telephoning: (613) 951-4646

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Highlights

- The value of building permits increased in October, fuelled by an on-going gain in the residential sector and strong non-residential construction intentions. Municipalities issued \$5.2 billion in building permits, up 1.2% from September. October's level was 3.5% lower than the record high reached last August.

Analysis – October 2005

The value of building permits increased in October, fuelled by an on-going gain in the residential sector and strong non-residential construction intentions. Municipalities issued \$5.2 billion in building permits, up 1.2% from September. October's level was 3.5% lower than the record high reached last August.

The value of housing permits continued to progress in October as contractors took out \$3.4 billion worth of housing permits, up 2.4% from September and the sixth monthly gain in the housing sector in seven months. Gains in both single- and multi-family components pushed the value of residential permits to its highest value since June 2004.

The value of permits in the non-residential sector edged down 0.9% in October to \$1.9 billion, marked by the decline in the commercial sector which more than offset the gains posted for industrial and institutional permits. Despite the decline, the sector maintained its strength. The value of non-residential permits in October was 20.2% higher than the average monthly level in 2004.

The total value of building permits reached \$50.5 billion between January and October, up 10.9% from the same period last year.

The growth in the cumulative value of permits was mainly in the non-residential sector, as permits have been on an upward trend since the beginning of 2004. The cumulative value of non-residential permits from January to October totalled \$18.7 billion, up 23.9% from the same period last year. With still two months to compute, this level was just 0.3% under the annual total of 2004.

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.

In the residential sector, the cumulative value of housing permits totalled \$31.8 billion, up 4.5% from January to October 2004. However, this increase was due to higher prices for new dwellings since the number of new units approved between January and October declined 2.9% compared with the first 10 months of 2004.

Regionally, the largest cumulative gains were in Western Canada, where all census metropolitan areas in Alberta and British Columbia posted marked gains from the previous year. While the residential sector was still growing in these areas, it is the booming non-residential sector which mainly explained the strong growth of the cumulative numbers.

Both single- and multi-family permits increase

Building permits for single-family dwellings rose for a fourth consecutive month, up 3.0% in October to \$2.2 billion. The value of permits for multi-family dwellings reached \$1.2 billion, a 1.4% gain from September.

Provincially, the largest advance in October in the value of housing permits occurred in Ontario, the result of a surge in construction intentions for single-family dwellings. Alberta and British Columbia also posted sizeable gains in residential permits. The value of single-family permits reached new highs in both provinces.

The demand for new dwellings remained positively affected by the growth in employment and by the still advantageous mortgage rates. Building materials and labour cost increases contributed to the higher prices of new dwelling since the beginning of the year. This induced a shift in the demand from single-family dwellings toward the more affordable multi-family units.

The value of multi-family dwellings reached \$11.0 billion, up 11.6% compared with the first 10 months 2004. This gain came from the combined effect of a greater number of multi-family units approved (+1.4%) and an increase in the average price of new multi-family units.

The value of single-family permits issued since the beginning of 2005 totalled \$20.7 billion, a slight 1.1% increase compared with the same period in 2004. This gain is solely the result of higher prices for new single-family units as the number of these units authorized declined 6.6%.

Alberta (+21.9%) and British Columbia (+16.7%) were way ahead of the other provinces in terms of growth for the cumulative value of housing permits. By contrast, the largest decline (in dollars) was in Ontario.

Commercial permits decline while industrial and institutional permits increase

Permits for the non-residential sector remained almost unchanged in October at \$1.9 billion. Builders took out fewer commercial permits, while institutional and industrial permits showed strength.

Institutional permits increased 29.4% to \$541 million. Most of the gain in the intentions came from social service buildings and medical and hospital projects.

The greatest increase (in dollars terms) for institutional intentions was in Alberta, where the value of permits climbed from \$53 million to \$141 million because of two major hospital projects.

The value of industrial permits increased 9.2% to \$378 million, the result of higher construction intentions in the utility building category. The most significant increase in this component occurred in Quebec, which jumped 61.7% to \$108 million.

Only the commercial component declined in October, falling 15.2% to \$958 million, the result of declines in the office building and warehouse categories. After recording two strong increases in a row, Ontario recorded the largest drop, falling 28.0% to \$379 million.

Provincially, the largest drop in October occurred in Ontario for the second month in a row. Non-residential permits fell 8.4% to \$743 million, led by a strong decline in the commercial component after two monthly increases. The biggest gain occurred in Alberta, where non-residential permits rose 34.3% to \$430 million due to higher construction intentions for commercial and institutional buildings.

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

Municipalities have issued \$18.7 billion worth of non-residential permits since the beginning of the year, up 23.9% from the same period in 2004. All three components were up from previous year.

Year-to-date value in the commercial sector rose 21.6% to \$10.1 billion, mainly due to higher construction intentions in the office building and hotel and restaurant categories. The value of permits for industrial buildings was up 24.2% while institutional construction intentions increased 28.6%.

Several economic indicators have pointed to good health in the non-residential sector recently. Corporations earned record high operating profits in the third quarter of 2005. Profits have risen for 4 consecutive quarters, and for 13 of the past 15 quarters.

In September, lower demand for motor vehicles drove down total retail sales while on the other hand, non-auto retailers recorded the largest monthly sales gain in eight months. Also, office vacancy rates fell in almost all major markets during the last few months.

Chart 1

Total value of building permits

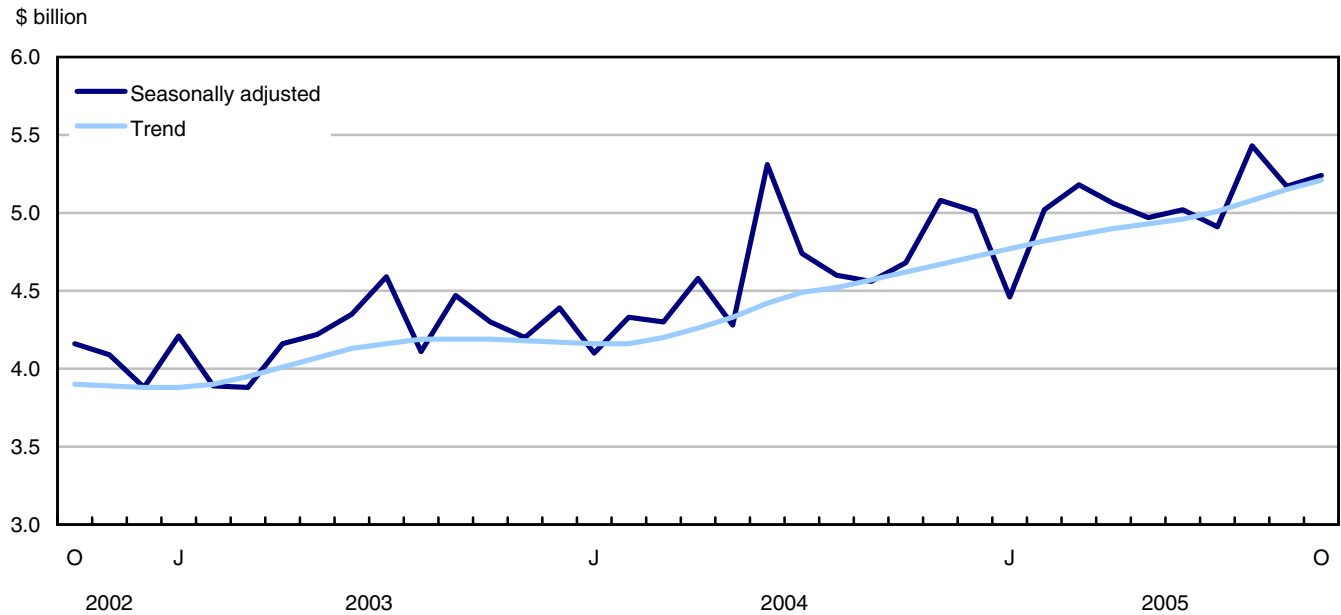


Chart 2

Residential value of building permits - Total

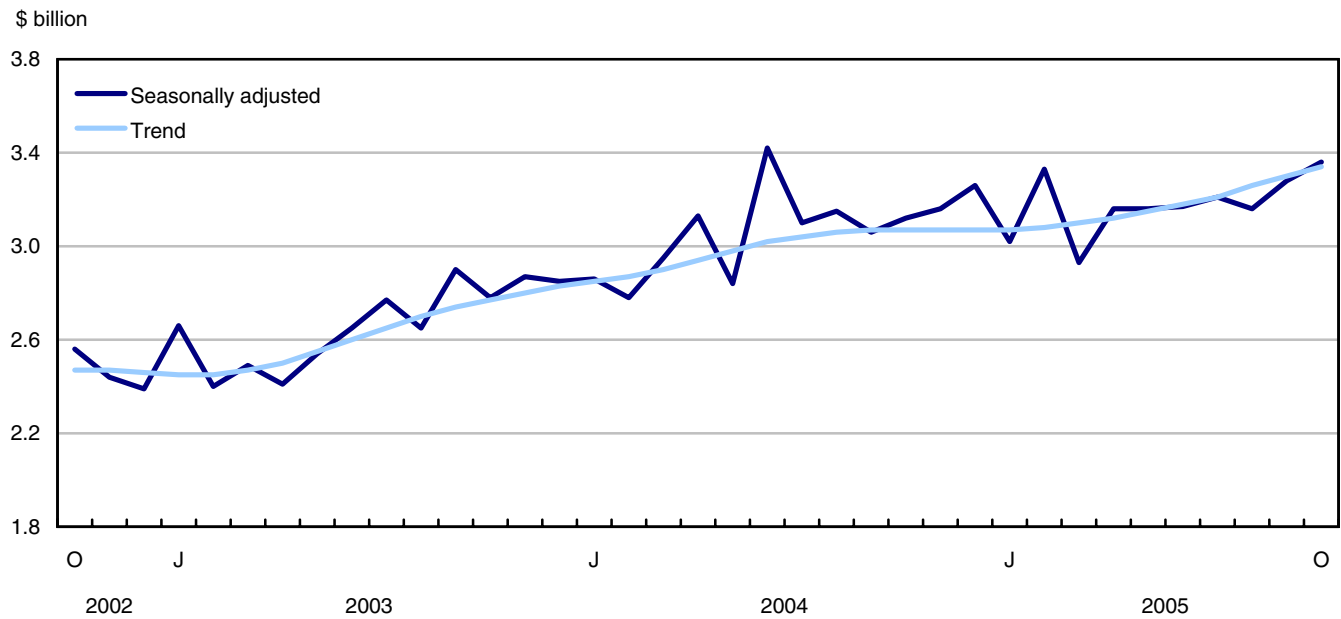


Chart 3

Number of dwelling units - Single and multiple

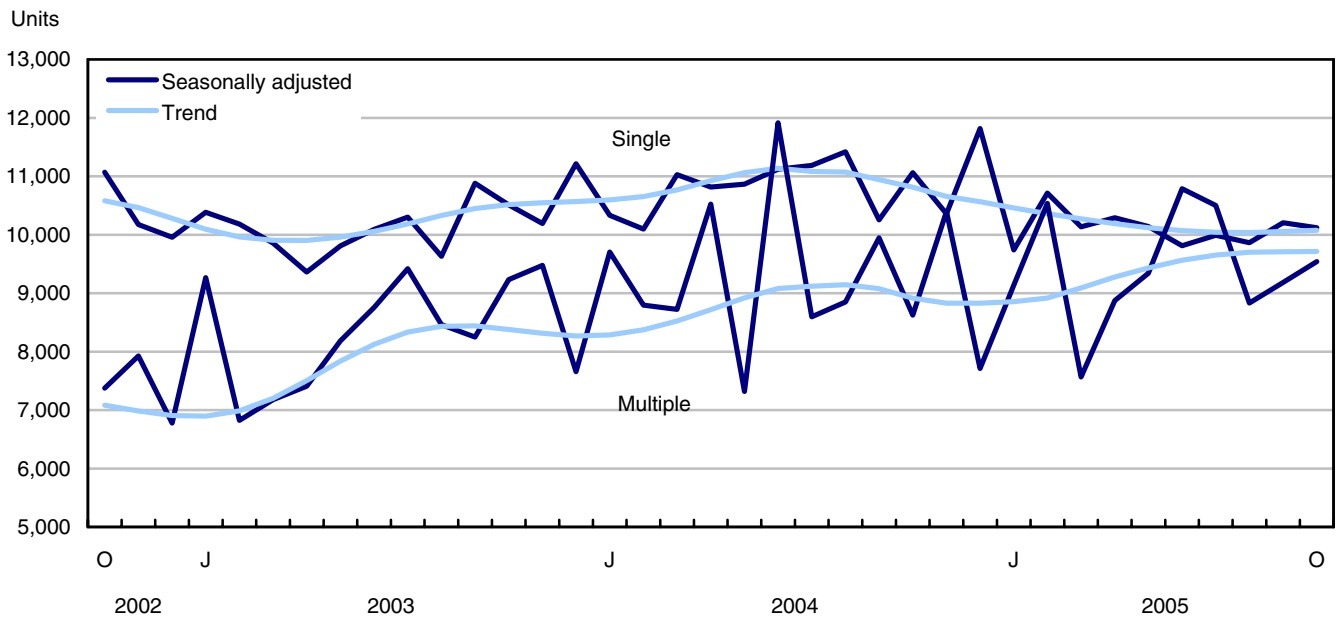


Chart 4

Non residential value of building permits - Total

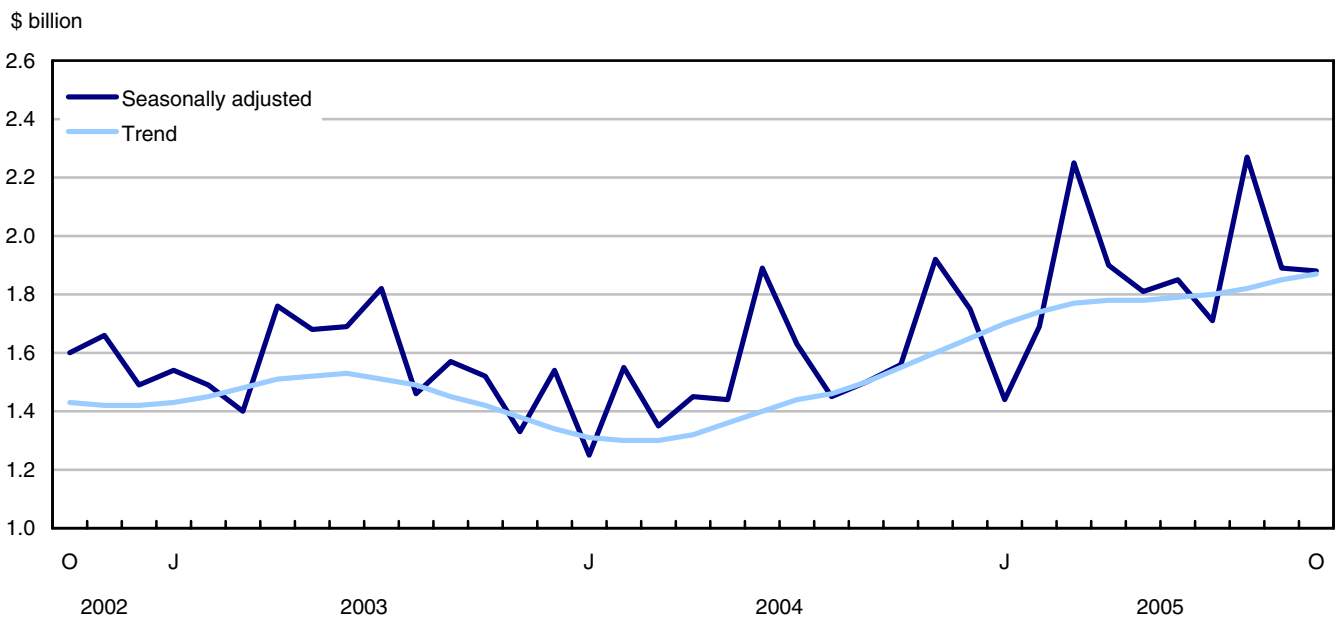


Chart 5

Commercial value of building permits

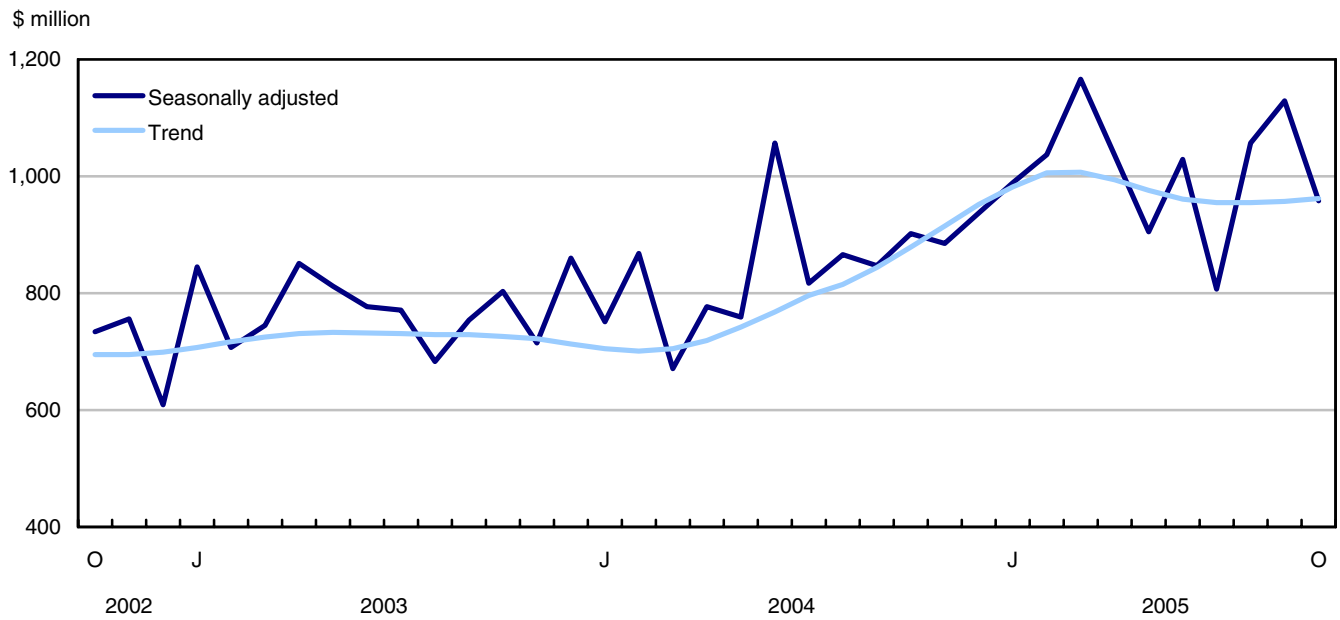


Chart 6

Industrial value of building permits

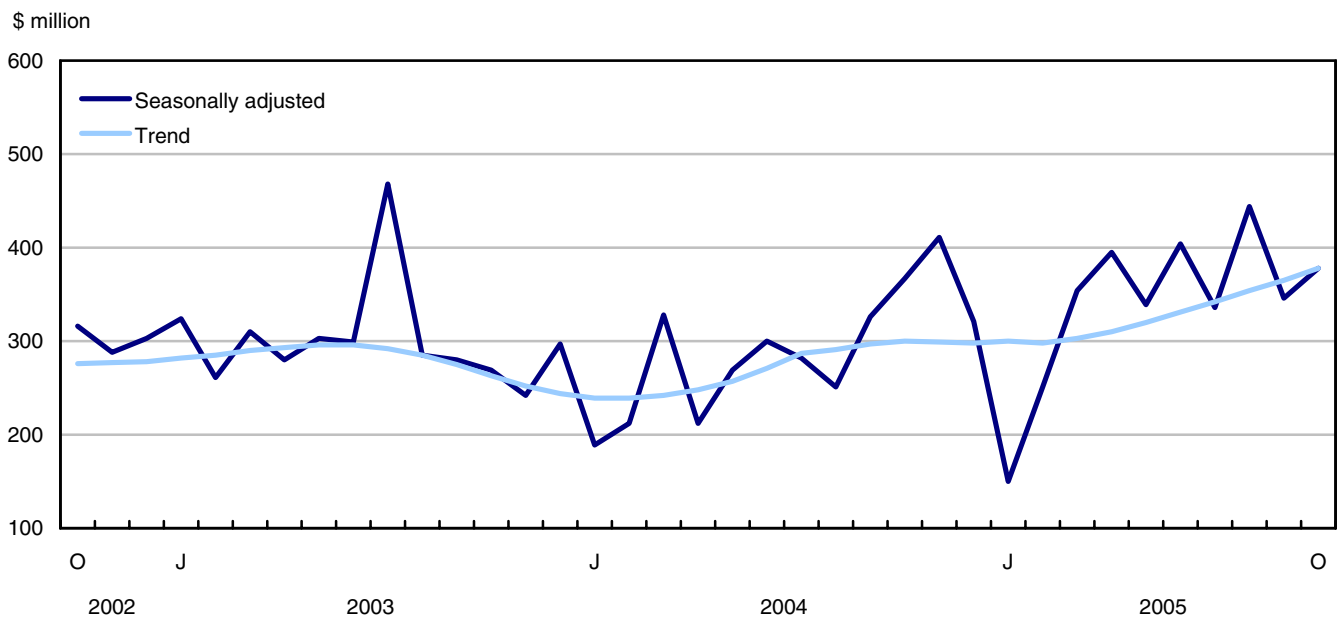
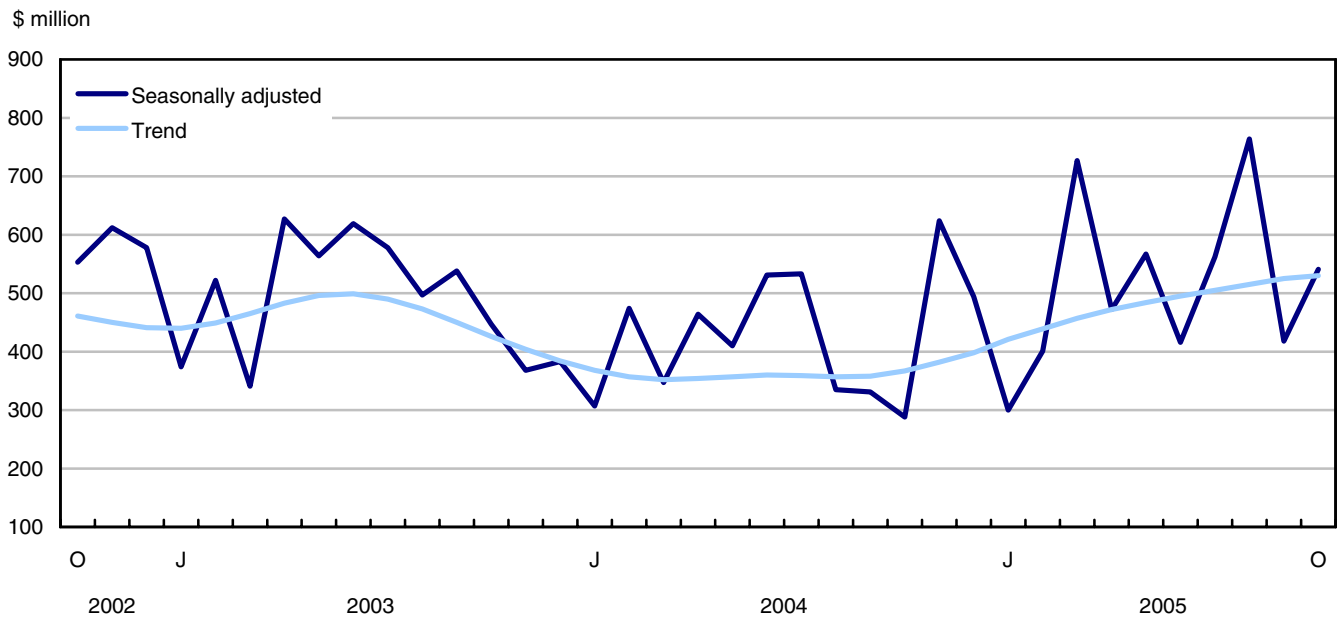


Chart 7

Institutional and governmental value of building permits



Related products

Selected publications from Statistics Canada

62-202-X	Spending patterns in Canada
64-203-X	Building permits, annual summary

Selected technical and analytical products from Statistics Canada

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

026-0001	Building permits, residential values and number of units, by type of dwelling
026-0002	Building permits, dwelling units by type of dwelling and area
026-0003	Building permits, values by activity sector
026-0004	Building permits, values by activity sector and area
026-0005	Building permits, non-residential values by type of structure
026-0006	Building permits, by type of structure and area, seasonally adjusted
026-0007	Building permits, dwelling units by type of structure and value and by activity sector
026-0008	Building permits, values by activity sector, seasonally adjusted and unadjusted
026-0010	Building permits, residential and non-residential values by type of structure for Canada and urban centres, 10,000 and over
026-0015	Building permits, leading indicators and indexes, seasonally adjusted

Selected surveys from Statistics Canada

2802	Building Permits Survey
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Selected tables of Canadian statistics from Statistics Canada

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

Statistical tables

Table 1

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

	2005		October to September	September to August	August to July	July to June	June to May	May to April
	October ^p	September ^r						
	thousands of dollars		percentage change					
Canada	5,237,872	5,174,739	1.2	-4.7	10.6	-2.2	1.0	-1.8
Newfoundland and Labrador	39,775	49,347	-19.4	0.6	69.5	-47.7	48.2	-8.9
Prince Edward Island	15,235	20,010	-23.9	-53.0	153.6	-13.1	48.5	-62.7
Nova Scotia	121,692	119,955	1.4	25.5	-11.4	2.0	-2.3	-6.7
New Brunswick	80,852	96,895	-16.6	-0.5	14.1	17.3	-1.5	17.8
Quebec	1,019,360	1,068,804	-4.6	8.0	-9.5	6.7	4.7	5.6
Ontario	1,926,151	1,927,497	-0.1	-10.7	20.4	-7.2	-0.9	-0.4
Manitoba	79,386	96,790	-18.0	1.1	15.9	-43.0	47.7	16.6
Saskatchewan	70,722	75,697	-6.6	1.4	9.9	21.9	-50.7	98.5
Alberta	945,297	780,762	21.1	-7.8	1.8	13.0	-5.6	-14.0
British Columbia	932,895	906,329	2.9	-6.1	25.2	-10.7	7.3	-6.6
Yukon Territory	2,402	8,358	-71.3	100.7	-33.9	293.1	-83.4	122.2
Northwest Territories	2,645	3,494	-24.3	0.5	-85.5	181.7	25.3	-40.8
Nunavut	1,460	20,801	-93.0	252.9	201.8	731.1

Table 2

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

	2005		October to September	September to August	August to July	July to June	June to May	May to April
	October ^p	September ^r						
	thousands of dollars		percentage change					
Canada	1,877,136	1,893,571	-0.9	-16.4	32.8	-7.7	2.1	-4.9
Newfoundland and Labrador	11,022	14,562	-24.3	-9.4	50.8	-55.9	160.7	-11.4
Prince Edward Island	6,330	9,692	-34.7	-71.4	558.4	13.9	28.3	-85.4
Nova Scotia	60,464	51,506	17.4	66.7	-28.2	40.5	-24.9	11.8
New Brunswick	41,656	49,722	-16.2	-13.3	37.3	32.0	14.1	30.8
Quebec	289,028	289,017	0.0	-15.5	31.0	-15.9	-7.4	12.0
Ontario	742,760	811,089	-8.4	-24.1	69.6	-12.5	-0.1	-9.9
Manitoba	26,832	29,984	-10.5	-12.2	11.3	-65.3	87.1	81.7
Saskatchewan	39,588	48,635	-18.6	1.1	26.9	52.9	-59.2	119.5
Alberta	429,575	319,752	34.3	-2.9	-3.9	20.6	0.1	-25.3
British Columbia	227,591	246,883	-7.8	-17.9	6.9	-13.4	17.8	2.1
Yukon Territory	894	2,502	-64.3	-2.5	-2.8	690.4	-88.6	74.0
Northwest Territories	968	1,227	-21.1	-14.4	-92.3	268.5	70.6	-58.6
Nunavut	428	19,000	-97.7	1,651.2	923.6	221.2

Table 3

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

	2005		October to September	September to August	August to July	July to June	June to May	May to April
	October ^p	September ^r						
	thousands of dollars		percentage change					
Canada	3,360,736	3,281,168	2.4	3.7	-1.3	1.1	0.3	0.1
Newfoundland and Labrador	28,753	34,785	-17.3	5.4	80.5	-41.3	11.0	-8.1
Prince Edward Island	8,905	10,318	-13.7	18.8	-25.4	-21.4	56.0	-11.1
Nova Scotia	61,228	68,449	-10.5	5.9	-0.2	-13.8	11.3	-15.1
New Brunswick	39,196	47,173	-16.9	17.7	-8.2	6.0	-10.9	11.2
Quebec	730,332	779,787	-6.3	20.4	-22.2	16.5	10.9	2.6
Ontario	1,183,391	1,116,408	6.0	2.3	-6.2	-4.0	-1.3	6.2
Manitoba	52,554	66,806	-21.3	8.5	18.7	-8.0	11.0	-12.6
Saskatchewan	31,134	27,062	15.0	2.0	-11.6	-3.0	-40.9	78.7
Alberta	515,722	461,010	11.9	-10.9	5.9	8.2	-8.8	-5.8
British Columbia	705,304	659,446	7.0	-0.8	35.7	-9.1	1.9	-10.6
Yukon Territory	1,508	5,856	-74.2	266.2	-56.3	188.5	-81.1	153.0
Northwest Territories	1,677	2,267	-26.0	11.0	-62.2	55.8	-9.6	-11.4
Nunavut	1,032	1,801	-42.7	-62.6	160.4	814.4

Table 4

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

	2005		October to September	September to August	August to July	July to June	June to May	May to April
	October ^p	September ^r						
	units		percentage change					
Canada	235,944	232,668	1.4	3.7	-8.8	-0.5	5.7	1.7
Newfoundland and Labrador	2,076	2,340	-11.3	-6.7	57.1	-43.2	23.2	2.2
Prince Edward Island	828	864	-4.2	-4.0	-16.7	-12.6	47.1	-5.4
Nova Scotia	5,268	6,180	-14.8	34.5	-17.6	-15.9	10.8	-5.0
New Brunswick	4,140	5,424	-23.7	30.6	-9.9	4.9	-17.6	46.5
Quebec	60,696	59,796	1.5	18.2	-32.0	20.6	24.3	5.2
Ontario	73,728	73,152	0.8	4.6	-9.2	-13.0	12.2	0.1
Manitoba	4,032	5,616	-28.2	20.3	13.4	-2.6	8.3	-21.9
Saskatchewan	2,436	2,628	-7.3	14.1	-9.4	-16.9	-38.0	102.5
Alberta	42,888	36,204	18.5	-10.8	-3.3	10.9	-19.5	-0.7
British Columbia	39,564	39,732	-0.4	-8.6	34.5	-11.5	6.7	-4.1
Yukon Territory	144	552	-73.9	475.0	-71.4	211.1	-80.9	193.8
Northwest Territories	84	84	0.0	16.7	-71.4	75.0	-33.3	-28.0
Nunavut	60	96	-37.5	-81.0	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 ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units				thousands of dollars				
Canada									
September r	10,205	9,184	19,389	3,281,168	346,382	1,129,121	418,068	1,893,571	5,174,739
October p	10,121	9,541	19,662	3,360,736	378,360	958,003	540,773	1,877,136	5,237,872
Cumulative Jan. - Oct. 2005	101,017	94,301	195,318	31,779,747	3,400,043	10,113,026	5,168,567	18,681,636	50,461,383
Cumulative Jan. - Oct. 2004	108,185	93,000	201,185	30,413,582	2,738,248	8,315,169	4,019,388	15,072,805	45,486,387
Newfoundland and Labrador									
September r	145	50	195	34,785	784	11,642	2,136	14,562	49,347
October p	143	30	173	28,753	2,464	3,249	5,309	11,022	39,775
Cumulative Jan. - Oct. 2005	1,526	359	1,885	285,402	42,989	91,959	20,102	155,050	440,452
Cumulative Jan. - Oct. 2004	1,746	455	2,201	296,890	7,496	83,052	33,350	123,898	420,788
Prince Edward Island									
September r	54	18	72	10,318	568	8,746	378	9,692	20,010
October p	55	14	69	8,905	1,186	5,048	96	6,330	15,235
Cumulative Jan. - Oct. 2005	607	158	765	106,548	27,868	69,718	6,843	104,429	210,977
Cumulative Jan. - Oct. 2004	770	141	911	112,832	5,210	49,679	15,597	70,486	183,318
Nova Scotia									
September r	264	251	515	68,449	9,474	39,015	3,017	51,506	119,955
October p	284	155	439	61,228	12,254	39,708	8,502	60,464	121,692
Cumulative Jan. - Oct. 2005	2,721	1,627	4,348	642,144	67,325	231,604	54,852	353,781	995,925
Cumulative Jan. - Oct. 2004	2,920	1,725	4,645	635,547	32,480	216,334	54,743	303,557	939,104
New Brunswick									
September r	250	202	452	47,173	14,320	21,519	13,883	49,722	96,895
October p	231	114	345	39,196	6,812	15,276	19,568	41,656	80,852
Cumulative Jan. - Oct. 2005	2,389	1,087	3,476	411,140	56,454	177,376	81,438	315,268	726,408
Cumulative Jan. - Oct. 2004	2,520	929	3,449	409,582	29,368	140,245	113,021	282,634	692,216
Quebec									
September r	2,189	2,794	4,983	779,787	66,833	142,671	79,513	289,017	1,068,804
October p	1,895	3,163	5,058	730,332	108,081	118,146	62,801	289,028	1,019,360
Cumulative Jan. - Oct. 2005	20,559	26,157	46,716	6,871,313	738,475	1,582,726	606,022	2,927,223	9,798,536
Cumulative Jan. - Oct. 2004	21,996	24,803	46,799	6,541,167	637,156	1,643,054	836,588	3,116,798	9,657,965
Ontario									
September r	3,336	2,760	6,096	1,116,408	136,931	525,918	148,240	811,089	1,927,497
October p	3,549	2,595	6,144	1,183,391	150,147	378,834	213,779	742,760	1,926,151
Cumulative Jan. - Oct. 2005	35,142	31,391	66,533	11,945,280	1,350,841	3,956,226	2,486,595	7,793,662	19,738,942
Cumulative Jan. - Oct. 2004	42,472	31,117	73,589	12,530,780	1,371,920	3,479,546	2,022,146	6,873,612	19,404,392
Manitoba									
September r	370	98	468	66,806	8,825	15,078	6,081	29,984	96,790
October p	281	55	336	52,554	5,833	16,594	4,405	26,832	79,386
Cumulative Jan. - Oct. 2005	2,987	607	3,594	546,512	53,263	235,998	88,964	378,225	924,737
Cumulative Jan. - Oct. 2004	3,146	877	4,023	561,701	56,774	232,642	108,169	397,585	959,286
Saskatchewan									
September r	141	78	219	27,062	3,812	10,809	34,014	48,635	75,697
October p	167	36	203	31,134	12,526	20,682	6,380	39,588	70,722
Cumulative Jan. - Oct. 2005	1,531	828	2,359	314,675	71,729	198,236	135,420	405,385	720,060
Cumulative Jan. - Oct. 2004	1,542	1,268	2,810	337,862	41,695	175,339	90,184	307,218	645,080
Alberta									
September r	2,192	825	3,017	461,010	88,026	178,919	52,807	319,752	780,762
October p	2,238	1,336	3,574	515,722	54,863	233,819	140,893	429,575	945,297
Cumulative Jan. - Oct. 2005	21,499	13,489	34,988	4,862,944	708,459	1,900,247	826,135	3,434,841	8,297,785
Cumulative Jan. - Oct. 2004	18,847	13,429	32,276	3,989,374	317,543	1,223,905	362,252	1,903,700	5,893,074

See footnotes at the end of the table.

Table 5 – continued

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

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
British Columbia									
September ^r	1,214	2,097	3,311	659,446	16,409	171,714	58,760	246,883	906,329
October ^p	1,263	2,034	3,297	705,304	24,126	124,626	78,839	227,591	932,895
Cumulative Jan. - Oct. 2005	11,769	18,471	30,240	5,725,512	271,583	1,629,289	837,704	2,738,576	8,464,088
Cumulative Jan. - Oct. 2004	11,866	17,981	29,847	4,905,473	234,115	1,020,205	339,538	1,593,858	6,499,331
Yukon Territory									
September ^r	41	5	46	5,856	400	1,663	439	2,502	8,358
October ^p	8	4	12	1,508	53	640	201	894	2,402
Cumulative Jan. - Oct. 2005	180	24	204	30,968	2,954	7,445	4,566	14,965	45,933
Cumulative Jan. - Oct. 2004	202	36	238	33,318	998	8,839	27,178	37,015	70,333
Northwest Territories									
September ^r	7	0	7	2,267	0	1,227	0	1,227	3,494
October ^p	7	0	7	1,677	15	953	0	968	2,645
Cumulative Jan. - Oct. 2005	98	52	150	27,614	7,166	30,889	1,122	39,177	66,791
Cumulative Jan. - Oct. 2004	139	152	291	42,772	3,393	39,765	8,102	51,260	94,032
Nunavut									
September ^r	2	6	8	1,801	0	200	18,800	19,000	20,801
October ^p	0	5	5	1,032	0	428	0	428	1,460
Cumulative Jan. - Oct. 2005	9	51	60	9,695	937	1,313	18,804	21,054	30,749
Cumulative Jan. - Oct. 2004	19	87	106	16,284	100	2,564	8,520	11,184	27,468

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 ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Abbotsford, British Columbia									
September ^r	37	84	121	17,390	1,124	3	296	1,423	18,813
October ^p	42	49	91	11,113	217	108	19,590	19,915	31,028
Cumulative Jan. - Oct. 2005	479	535	1,014	139,747	28,291	22,431	75,250	125,972	265,719
Cumulative Jan. - Oct. 2004	598	248	846	112,817	31,106	7,826	11,896	50,828	163,645
Calgary, Alberta									
September ^r	851	184	1,035	167,470	6,623	82,075	26,222	114,920	282,390
October ^p	877	408	1,285	201,668	15,239	52,609	20,130	87,978	289,646
Cumulative Jan. - Oct. 2005	7,834	4,581	12,415	1,857,019	144,241	732,836	377,650	1,254,727	3,111,746
Cumulative Jan. - Oct. 2004	6,842	5,438	12,280	1,617,714	52,436	513,115	162,248	727,799	2,345,513
Edmonton, Alberta									
September ^r	686	367	1,053	152,735	23,708	33,685	13,226	70,619	223,354
October ^p	671	434	1,105	157,935	17,808	58,071	109,962	185,841	343,776
Cumulative Jan. - Oct. 2005	6,641	5,609	12,250	1,544,571	125,495	437,847	306,661	870,003	2,414,574
Cumulative Jan. - Oct. 2004	5,623	5,353	10,976	1,166,040	89,241	325,308	62,300	476,849	1,642,889
Greater Sudbury / Grand Sudbury, Ontario									
September ^r	34	0	34	6,547	6,324	801	1,563	8,688	15,235
October ^p	0	0	0	1,258	1,940	3,121	2,376	7,437	8,695
Cumulative Jan. - Oct. 2005	291	11	302	56,866	15,898	38,573	33,320	87,791	144,657
Cumulative Jan. - Oct. 2004	295	6	301	55,347	7,007	23,766	26,212	56,985	112,332
Halifax, Nova Scotia									
September ^r	113	142	255	34,231	2,943	11,087	963	14,993	49,224
October ^p	134	119	253	33,324	451	29,860	203	30,514	63,838
Cumulative Jan. - Oct. 2005	1,085	1,156	2,241	329,291	24,290	117,274	25,052	166,616	495,907
Cumulative Jan. - Oct. 2004	1,334	1,354	2,688	366,339	8,634	97,209	36,743	142,586	508,925
Hamilton, Ontario									
September ^r	89	184	273	42,931	6,775	73,007	21,411	101,193	144,124
October ^p	135	158	293	46,194	1,372	28,753	31,589	61,714	107,908
Cumulative Jan. - Oct. 2005	1,221	1,741	2,962	523,698	21,199	230,555	165,044	416,798	940,496
Cumulative Jan. - Oct. 2004	1,918	1,704	3,622	574,717	37,054	151,411	76,707	265,172	839,889
Kingston, Ontario									
September ^r	22	9	31	4,738	472	4,859	1,233	6,564	11,302
October ^p	56	3	59	8,134	590	2,169	2,603	5,362	13,496
Cumulative Jan. - Oct. 2005	474	174	648	95,227	6,240	42,931	17,215	66,386	161,613
Cumulative Jan. - Oct. 2004	623	267	890	113,028	6,038	31,933	43,442	81,413	194,441
Kitchener, Ontario									
September ^r	148	93	241	37,671	3,525	11,822	148	15,495	53,166
October ^p	106	52	158	28,616	2,535	6,549	3,226	12,310	40,926
Cumulative Jan. - Oct. 2005	1,695	1,432	3,127	475,953	47,647	153,467	77,917	279,031	754,984
Cumulative Jan. - Oct. 2004	1,871	1,329	3,200	458,877	61,856	147,047	92,815	301,718	760,595
London, Ontario									
September ^r	168	201	369	45,093	13,415	15,293	3,414	32,122	77,215
October ^p	132	12	144	28,268	914	9,271	20,085	30,270	58,538
Cumulative Jan. - Oct. 2005	1,668	1,300	2,968	424,186	58,482	139,122	77,294	274,898	699,084
Cumulative Jan. - Oct. 2004	1,904	816	2,720	393,659	34,163	105,578	159,880	299,621	693,280
Montréal, Quebec									
September ^r	928	1,827	2,755	447,788	32,046	64,557	57,536	154,139	601,927
October ^p	727	2,140	2,867	402,690	51,337	58,217	32,139	141,693	544,383
Cumulative Jan. - Oct. 2005	8,253	16,822	25,075	3,634,365	384,014	860,042	270,439	1,514,495	5,148,860
Cumulative Jan. - Oct. 2004	9,721	15,452	25,173	3,542,310	250,136	846,678	477,166	1,573,980	5,116,290

See footnotes at the end of the table.

Table 6 – continued

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

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Oshawa, Ontario									
September ^r	131	37	168	35,685	247	52,758	3,811	56,816	92,501
October ^p	222	58	280	62,010	115	17,365	3,520	21,000	83,010
Cumulative Jan. - Oct. 2005	1,660	916	2,576	501,816	75,768	160,676	53,825	290,269	792,085
Cumulative Jan. - Oct. 2004	1,474	1,115	2,589	462,789	24,332	107,396	58,714	190,442	653,231
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
September ^r	212	303	515	83,894	1,323	63,615	31,139	96,077	179,971
October ^p	167	354	521	83,418	67	24,020	10,388	34,475	117,893
Cumulative Jan. - Oct. 2005	2,046	2,381	4,427	750,035	30,406	339,648	464,403	834,457	1,584,492
Cumulative Jan. - Oct. 2004	2,797	3,686	6,483	1,001,053	10,599	354,290	84,004	448,893	1,449,946
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
September ^r	163	72	235	33,397	474	5,583	93	6,150	39,547
October ^p	101	120	221	28,240	300	5,549	4,231	10,080	38,320
Cumulative Jan. - Oct. 2005	1,148	693	1,841	269,797	9,997	57,800	11,847	79,644	349,441
Cumulative Jan. - Oct. 2004	1,387	1,146	2,533	343,819	11,385	95,286	11,563	118,234	462,053
Québec, Quebec									
September ^r	221	254	475	64,623	4,549	30,611	2,695	37,855	102,478
October ^p	176	232	408	63,642	18,867	20,503	1,677	41,047	104,689
Cumulative Jan. - Oct. 2005	2,245	2,882	5,127	709,777	36,767	212,084	55,654	304,505	1,014,282
Cumulative Jan. - Oct. 2004	2,261	2,932	5,193	643,555	20,115	219,289	108,793	348,197	991,752
Regina, Saskatchewan									
September ^r	29	0	29	4,192	235	41	129	405	4,597
October ^p	40	6	46	7,150	2,943	9,314	1,432	13,689	20,839
Cumulative Jan. - Oct. 2005	433	282	715	85,475	10,528	61,632	39,125	111,285	196,760
Cumulative Jan. - Oct. 2004	487	364	851	106,305	21,693	49,458	24,876	96,027	202,332
Saguenay, Quebec									
September ^r	27	16	43	8,732	418	4,480	3,686	8,584	17,316
October ^p	33	17	50	8,465	604	2,768	4,427	7,799	16,264
Cumulative Jan. - Oct. 2005	249	202	451	77,141	24,978	26,060	15,377	66,415	143,556
Cumulative Jan. - Oct. 2004	286	164	450	69,552	7,938	24,619	11,727	44,284	113,836
Saint John, New Brunswick									
September ^r	51	0	51	6,219	561	2,308	9,000	11,869	18,088
October ^p	44	2	46	6,117	310	2,328	11	2,649	8,766
Cumulative Jan. - Oct. 2005	454	81	535	74,887	15,101	26,592	10,376	52,069	126,956
Cumulative Jan. - Oct. 2004	418	121	539	66,869	4,605	17,430	10,669	32,704	99,573
Saskatoon, Saskatchewan									
September ^r	70	78	148	15,237	1,940	6,039	2,297	10,276	25,513
October ^p	84	13	97	14,584	8,997	7,032	4,672	20,701	35,285
Cumulative Jan. - Oct. 2005	658	383	1,041	133,099	53,969	70,474	46,859	171,302	304,401
Cumulative Jan. - Oct. 2004	637	767	1,404	148,988	9,250	61,873	11,473	82,596	231,584
Sherbrooke, Quebec									
September ^r	46	28	74	12,392	1,648	3,231	360	5,239	17,631
October ^p	55	71	126	16,630	206	2,160	504	2,870	19,500
Cumulative Jan. - Oct. 2005	533	413	946	135,727	12,268	37,864	19,890	70,022	205,749
Cumulative Jan. - Oct. 2004	490	745	1,235	147,703	7,141	43,611	16,730	67,482	215,185
St. Catharines-Niagara, Ontario									
September ^r	79	67	146	23,985	1,633	3,800	582	6,015	30,000
October ^p	111	34	145	29,473	753	3,739	882	5,374	34,847
Cumulative Jan. - Oct. 2005	869	382	1,251	237,620	18,542	104,173	85,127	207,842	445,462
Cumulative Jan. - Oct. 2004	1,122	432	1,554	271,516	21,204	112,224	30,616	164,044	435,560

See footnotes at the end of the table.

Table 6 – continued

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

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units				thousands of dollars				
St. John's, Newfoundland and Labrador									
September ^r	94	46	140	26,599	446	7,516	1,168	9,130	35,729
October ^p	95	19	114	20,110	2,262	2,680	2,379	7,321	27,431
Cumulative Jan. - Oct. 2005	939	293	1,232	193,772	37,578	68,424	8,177	114,179	307,951
Cumulative Jan. - Oct. 2004	1,278	379	1,657	223,185	4,488	66,055	26,266	96,809	319,994
Thunder Bay, Ontario									
September ^r	29	2	31	5,877	23	2,918	1,315	4,256	10,133
October ^p	19	34	53	5,903	1,306	1,221	701	3,228	9,131
Cumulative Jan. - Oct. 2005	172	89	261	41,343	13,952	27,106	28,516	69,574	110,917
Cumulative Jan. - Oct. 2004	231	14	245	45,213	12,967	29,394	14,485	56,846	102,059
Toronto, Ontario									
September ^r	1,227	1,395	2,622	518,413	57,367	245,765	57,683	360,815	879,228
October ^p	1,346	1,638	2,984	585,613	70,607	163,918	78,157	312,682	898,295
Cumulative Jan. - Oct. 2005	12,023	19,272	31,295	5,651,175	638,858	1,808,686	862,790	3,310,334	8,961,509
Cumulative Jan. - Oct. 2004	16,098	18,487	34,585	6,148,598	684,663	1,734,757	977,884	3,397,304	9,545,902
Trois-Rivières, Quebec									
September ^r	38	50	88	10,845	7,430	1,384	1,446	10,260	21,105
October ^p	43	125	168	18,230	3,236	2,033	186	5,455	23,685
Cumulative Jan. - Oct. 2005	369	423	792	108,919	19,099	28,003	6,550	53,652	162,571
Cumulative Jan. - Oct. 2004	344	355	699	95,745	11,830	31,242	26,819	69,891	165,636
Vancouver, British Columbia									
September ^r	444	1,610	2,054	434,021	5,025	99,891	39,142	144,058	578,079
October ^p	463	1,360	1,823	437,327	11,890	59,167	17,958	89,015	526,342
Cumulative Jan. - Oct. 2005	4,171	11,763	15,934	3,216,026	110,133	987,465	381,478	1,479,076	4,695,102
Cumulative Jan. - Oct. 2004	4,625	13,581	18,206	3,083,486	84,465	676,570	145,177	906,212	3,989,698
Victoria, British Columbia									
September ^r	96	24	120	31,882	746	36,769	2,719	40,234	72,116
October ^p	96	137	233	36,508	87	30,529	29,458	60,074	96,582
Cumulative Jan. - Oct. 2005	957	1,113	2,070	374,915	8,543	166,706	63,191	238,440	613,355
Cumulative Jan. - Oct. 2004	963	923	1,886	316,826	7,606	45,834	58,830	112,270	429,096
Windsor, Ontario									
September ^r	108	36	144	23,419	4,033	4,776	4,240	13,049	36,468
October ^p	109	54	163	28,454	26,607	12,041	35,030	73,678	102,132
Cumulative Jan. - Oct. 2005	1,000	368	1,368	235,540	51,911	74,770	89,414	216,095	451,635
Cumulative Jan. - Oct. 2004	1,373	687	2,060	328,749	16,927	118,609	22,851	158,387	487,136
Winnipeg, Manitoba									
September ^r	227	40	267	38,503	6,495	9,999	3,050	19,544	58,047
October ^p	142	0	142	26,681	2,735	9,934	1,036	13,705	40,386
Cumulative Jan. - Oct. 2005	1,664	321	1,985	308,702	17,736	166,493	67,575	251,804	560,506
Cumulative Jan. - Oct. 2004	1,884	594	2,478	337,506	27,578	161,595	88,704	277,877	615,383

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

Table 7

Dwelling units, provinces and territories, unadjusted, 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
Number of dwelling units							
Canada							
September ^r	10,568	100	883	2,105	5,763	246	19,665
October ^p	10,273	44	953	2,215	6,259	380	20,124
Cumulative Jan. - Oct. 2005	104,273	639	10,007	19,651	58,180	4,156	196,906
Cumulative Jan. - Oct. 2004	112,944	805	10,175	18,904	59,018	4,184	206,030
Newfoundland and Labrador							
September ^r	188	1	2	0	59	1	251
October ^p	174	0	4	0	35	0	213
Cumulative Jan. - Oct. 2005	1,585	12	32	5	319	12	1,965
Cumulative Jan. - Oct. 2004	1,865	15	90	42	274	60	2,346
Prince Edward Island							
September ^r	58	11	4	0	12	2	87
October ^p	54	3	4	0	8	2	71
Cumulative Jan. - Oct. 2005	582	49	54	3	95	6	789
Cumulative Jan. - Oct. 2004	763	57	42	43	51	5	961
Nova Scotia							
September ^r	282	11	20	7	220	7	547
October ^p	289	8	4	0	137	14	452
Cumulative Jan. - Oct. 2005	2,846	95	133	140	1,262	97	4,573
Cumulative Jan. - Oct. 2004	2,994	92	152	59	1,469	48	4,814
New Brunswick							
September ^r	327	11	24	12	163	3	540
October ^p	209	7	26	31	51	6	330
Cumulative Jan. - Oct. 2005	2,479	91	159	90	749	90	3,658
Cumulative Jan. - Oct. 2004	2,641	86	116	123	632	60	3,658
Quebec							
September ^r	2,162	38	280	104	2,371	91	5,046
October ^p	1,919	15	219	168	2,732	170	5,223
Cumulative Jan. - Oct. 2005	21,226	226	2,396	972	18,660	1,974	45,454
Cumulative Jan. - Oct. 2004	22,931	274	2,195	1,134	18,276	1,937	46,747
Ontario							
September ^r	3,509	14	345	1,302	938	104	6,212
October ^p	3,741	5	412	1,420	473	132	6,183
Cumulative Jan. - Oct. 2005	36,206	109	4,210	11,457	13,582	1,548	67,112
Cumulative Jan. - Oct. 2004	44,617	172	4,793	10,843	14,709	1,047	76,181
Manitoba							
September ^r	391	3	0	12	86	1	493
October ^p	279	0	0	0	55	1	335
Cumulative Jan. - Oct. 2005	3,182	8	60	106	432	12	3,800
Cumulative Jan. - Oct. 2004	3,403	37	55	14	806	4	4,319
Saskatchewan							
September ^r	142	0	14	0	63	1	220
October ^p	157	0	14	0	22	0	193
Cumulative Jan. - Oct. 2005	1,591	5	108	78	633	11	2,426
Cumulative Jan. - Oct. 2004	1,641	5	98	330	809	34	2,917
Alberta							
September ^r	2,173	3	154	155	467	8	2,960
October ^p	2,230	2	218	251	835	12	3,548
Cumulative Jan. - Oct. 2005	21,982	22	2,307	2,406	8,928	70	35,715
Cumulative Jan. - Oct. 2004	19,428	24	1,986	1,679	9,528	395	33,040
British Columbia							
September ^r	1,284	5	37	513	1,376	28	3,243
October ^p	1,201	0	50	345	1,906	41	3,543
Cumulative Jan. - Oct. 2005	12,302	11	540	4,376	13,423	332	30,984
Cumulative Jan. - Oct. 2004	12,293	36	634	4,627	12,215	592	30,397

Table 7 – continued

Dwelling units, provinces and territories, unadjusted, 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
Number of dwelling units							
Yukon Territory							
September ^r	40	3	3	0	2	0	48
October ^p	13	4	2	0	0	2	21
Cumulative Jan. - Oct. 2005	190	11	8	0	12	4	225
Cumulative Jan. - Oct. 2004	209	7	7	10	17	2	252
Northwest Territories							
September ^r	10	0	0	0	0	0	10
October ^p	7	0	0	0	0	0	7
Cumulative Jan. - Oct. 2005	93	0	0	18	34	0	145
Cumulative Jan. - Oct. 2004	140	0	5	0	147	0	292
Nunavut							
September ^r	2	0	0	0	6	0	8
October ^p	0	0	0	0	5	0	5
Cumulative Jan. - Oct. 2005	9	0	0	0	51	0	60
Cumulative Jan. - Oct. 2004	19	0	2	0	85	0	106

Table 8

Dwelling units, census metropolitan areas, unadjusted, October 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	39	0	0	0	59	0	98
Calgary, Alberta	859	0	94	80	227	12	1,272
Edmonton, Alberta	658	0	72	112	255	0	1,097
Greater Sudbury / Grand Sudbury, Ontario	0	0	0	0	0	0	0
Halifax, Nova Scotia	140	0	2	0	105	12	259
Hamilton, Ontario	139	0	6	117	0	22	284
Kingston, Ontario	58	0	0	3	0	0	61
Kitchener, Ontario	109	0	19	28	0	1	157
London, Ontario	136	0	0	11	0	0	147
Montréal, Quebec	748	0	72	62	1,964	98	2,944
Oshawa, Ontario	229	0	14	3	36	0	282
Ottawa-Gatineau, Ontario/Quebec	277	0	52	256	134	6	725
Ottawa-Gatineau, Ontario part, Ontario/Quebec	173	0	50	232	39	4	498
Ottawa-Gatineau, Quebec part, Ontario/Quebec	104	0	2	24	95	2	227
Québec, Quebec	181	0	18	38	181	1	419
Regina, Saskatchewan	37	0	2	0	4	0	43
Saguenay, Quebec	34	0	0	0	12	5	51
Saint John, New Brunswick	40	1	0	0	0	2	43
Saskatoon, Saskatchewan	78	0	8	0	5	0	91
Sherbrooke, Quebec	57	0	16	0	51	6	130
St. Catharines-Niagara, Ontario	115	0	2	24	2	3	146
St. John's, Newfoundland and Labrador	117	0	4	0	24	0	145
Thunder Bay, Ontario	20	0	0	0	30	1	51
Toronto, Ontario	1,390	0	261	865	286	91	2,893
Trois-Rivières, Quebec	44	0	0	16	110	2	172
Vancouver, British Columbia	424	0	16	166	1,424	25	2,055
Victoria, British Columbia	89	0	7	9	142	6	253
Windsor, Ontario	113	0	4	34	12	0	163
Winnipeg, Manitoba	146	0	0	0	0	0	146

Table 9

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	506	0	2	83	441	2	1,034
Calgary, Alberta	7,957	0	827	969	3,086	13	12,852
Edmonton, Alberta	6,781	1	839	703	3,965	29	12,318
Greater Sudbury / Grand Sudbury, Ontario	319	1	0	0	12	0	332
Halifax, Nova Scotia	1,173	5	74	107	902	73	2,334
Hamilton, Ontario	1,201	0	170	810	530	223	2,934
Kingston, Ontario	505	6	32	6	153	5	707
Kitchener, Ontario	1,767	0	112	633	601	136	3,249
London, Ontario	1,718	0	43	429	812	19	3,021
Montréal, Quebec	8,388	0	809	434	12,648	1,160	23,439
Oshawa, Ontario	1,731	0	441	255	87	142	2,656
Ottawa-Gatineau, Ontario/Quebec	3,331	6	372	1,424	1,102	125	6,360
Ottawa-Gatineau, Ontario part, Ontario/Quebec	2,148	0	243	1,331	726	74	4,522
Ottawa-Gatineau, Quebec part, Ontario/Quebec	1,183	6	129	93	376	51	1,838
Québec, Quebec	2,347	5	505	250	1,847	98	5,052
Regina, Saskatchewan	453	0	2	40	240	0	735
Saguenay, Quebec	264	5	23	6	99	46	443
Saint John, New Brunswick	465	8	4	3	66	8	554
Saskatoon, Saskatchewan	656	0	80	2	292	10	1,040
Sherbrooke, Quebec	554	1	42	0	275	69	941
St. Catharines-Niagara, Ontario	901	1	56	232	17	62	1,269
St. John's, Newfoundland and Labrador	994	0	32	5	256	8	1,295
Thunder Bay, Ontario	190	0	1	0	77	3	271
Toronto, Ontario	12,327	0	2,599	6,199	9,475	657	31,257
Trois-Rivières, Quebec	387	0	10	28	279	93	797
Vancouver, British Columbia	4,303	0	204	3,089	8,535	177	16,308
Victoria, British Columbia	987	1	25	143	866	40	2,062
Windsor, Ontario	1,018	0	86	139	99	20	1,362
Winnipeg, Manitoba	1,724	0	56	100	165	0	2,045

Table 10

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Canada					
September ^r	3,379,301	339,410	1,215,073	418,782	5,352,566
October ^p	3,425,215	374,780	1,059,118	583,570	5,442,683
Cumulative Jan. - Oct. 2005	32,226,048	3,401,240	10,088,259	5,136,294	50,851,841
Cumulative Jan. - Oct. 2004	31,471,440	2,805,120	8,437,075	3,979,235	46,692,870
Newfoundland and Labrador					
September ^r	41,753	784	17,895	2,136	62,568
October ^p	30,645	2,464	4,718	5,309	43,136
Cumulative Jan. - Oct. 2005	299,399	42,989	87,065	20,102	449,555
Cumulative Jan. - Oct. 2004	321,062	7,496	81,827	33,350	443,735
Prince Edward Island					
September ^r	11,973	568	8,746	378	21,665
October ^p	9,657	1,186	5,048	96	15,987
Cumulative Jan. - Oct. 2005	107,895	27,868	69,718	6,843	212,324
Cumulative Jan. - Oct. 2004	121,773	5,210	49,679	15,597	192,259
Nova Scotia					
September ^r	73,677	9,474	39,015	3,017	125,183
October ^p	62,228	12,254	39,708	8,502	122,692
Cumulative Jan. - Oct. 2005	684,735	67,325	231,604	54,852	1,038,516
Cumulative Jan. - Oct. 2004	669,212	32,480	216,334	54,743	972,769
New Brunswick					
September ^r	57,088	14,320	21,519	13,883	106,810
October ^p	37,703	6,812	15,276	19,568	79,359
Cumulative Jan. - Oct. 2005	434,618	56,454	177,376	81,438	749,886
Cumulative Jan. - Oct. 2004	436,411	29,368	140,245	113,021	719,045
Quebec					
September ^r	792,638	66,833	160,596	84,990	1,105,057
October ^p	738,335	108,081	144,680	69,118	1,060,214
Cumulative Jan. - Oct. 2005	6,837,024	738,475	1,522,868	619,813	9,718,180
Cumulative Jan. - Oct. 2004	6,653,265	637,156	1,601,329	831,261	9,723,011
Ontario					
September ^r	1,193,599	129,959	566,004	143,477	2,033,039
October ^p	1,189,930	146,567	415,890	250,259	2,002,646
Cumulative Jan. - Oct. 2005	12,042,534	1,352,038	3,967,747	2,440,531	19,802,850
Cumulative Jan. - Oct. 2004	12,986,954	1,438,792	3,532,615	1,987,320	19,945,681
Manitoba					
September ^r	74,621	8,825	18,400	6,081	107,927
October ^p	52,724	5,833	21,511	4,405	84,473
Cumulative Jan. - Oct. 2005	584,371	53,263	229,484	88,964	956,082
Cumulative Jan. - Oct. 2004	606,855	56,774	240,749	108,169	1,012,547
Saskatchewan					
September ^r	29,911	3,812	13,619	34,014	81,356
October ^p	30,019	12,526	20,173	6,380	69,098
Cumulative Jan. - Oct. 2005	331,999	71,729	199,332	135,420	738,480
Cumulative Jan. - Oct. 2004	361,328	41,695	182,361	90,184	675,568
Alberta					
September ^r	469,000	88,026	174,384	52,807	784,217
October ^p	518,457	54,863	272,961	140,893	987,174
Cumulative Jan. - Oct. 2005	4,988,997	708,459	1,917,743	826,135	8,441,334
Cumulative Jan. - Oct. 2004	4,120,775	317,543	1,293,131	362,252	6,093,701
British Columbia					
September ^r	623,864	16,409	191,805	58,760	890,838
October ^p	750,226	24,126	117,132	78,839	970,323
Cumulative Jan. - Oct. 2005	5,844,853	271,583	1,645,675	837,704	8,599,815
Cumulative Jan. - Oct. 2004	5,099,109	234,115	1,047,637	339,538	6,720,399

Table 10 – continued

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Yukon Territory					
September ^r	7,109	400	1,663	439	9,611
October ^p	2,582	53	640	201	3,476
Cumulative Jan. - Oct. 2005	32,314	2,954	7,445	4,566	47,279
Cumulative Jan. - Oct. 2004	35,640	998	8,839	27,178	72,655
Northwest Territories					
September ^r	2,267	0	1,227	0	3,494
October ^p	1,677	15	953	0	2,645
Cumulative Jan. - Oct. 2005	27,614	7,166	30,889	1,122	66,791
Cumulative Jan. - Oct. 2004	42,772	3,393	39,765	8,102	94,032
Nunavut					
September ^r	1,801	0	200	18,800	20,801
October ^p	1,032	0	428	0	1,460
Cumulative Jan. - Oct. 2005	9,695	937	1,313	18,804	30,749
Cumulative Jan. - Oct. 2004	16,284	100	2,564	8,520	27,468

Table 11

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	11,408	217	105	19,590	31,320
Calgary, Alberta	201,109	15,239	55,318	20,130	291,796
Edmonton, Alberta	157,461	17,808	61,062	109,962	346,293
Greater Sudbury / Grand Sudbury, Ontario	1,323	1,853	3,437	2,716	9,329
Halifax, Nova Scotia	33,682	451	29,860	203	64,196
Hamilton, Ontario	44,702	1,310	31,663	36,115	113,790
Kingston, Ontario	8,554	563	2,389	2,976	14,482
Kitchener, Ontario	28,475	2,421	7,212	3,688	41,796
London, Ontario	29,041	873	10,209	22,963	63,086
Montréal, Quebec	406,070	51,337	63,863	38,327	559,597
Oshawa, Ontario	63,940	110	19,122	4,024	87,196
Ottawa-Gatineau, Ontario/Quebec	106,513	364	32,537	16,923	156,337
Ottawa-Gatineau, Ontario part, Ontario/Quebec	78,029	64	26,450	11,877	116,420
Ottawa-Gatineau, Quebec part, Ontario/Quebec	28,484	300	6,087	5,046	39,917
Québec, Quebec	64,185	18,867	22,491	2,000	107,543
Regina, Saskatchewan	6,609	2,943	9,439	1,432	20,423
Saguenay, Quebec	8,539	604	3,036	5,279	17,458
Saint John, New Brunswick	6,374	310	2,328	11	9,023
Saskatoon, Saskatchewan	13,484	8,997	7,127	4,672	34,280
Sherbrooke, Quebec	16,774	206	2,370	601	19,951
St. Catharines-Niagara, Ontario	30,146	719	4,117	1,008	35,990
St. John's, Newfoundland and Labrador	21,370	2,262	4,149	2,379	30,160
Thunder Bay, Ontario	5,686	1,247	1,345	802	9,080
Toronto, Ontario	568,644	67,423	180,504	89,356	905,927
Trois-Rivières, Quebec	18,383	3,236	2,230	222	24,071
Vancouver, British Columbia	499,303	11,890	57,363	17,958	586,514
Victoria, British Columbia	37,734	87	29,598	29,458	96,877
Windsor, Ontario	28,525	25,407	13,259	40,050	107,241
Winnipeg, Manitoba	26,186	2,735	13,246	1,036	43,203

Table 12

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	142,153	28,291	21,273	75,250	266,967
Calgary, Alberta	1,895,788	144,241	757,395	377,650	3,175,074
Edmonton, Alberta	1,563,457	125,495	446,622	306,661	2,442,235
Greater Sudbury / Grand Sudbury, Ontario	61,938	14,954	37,602	34,503	148,997
Halifax, Nova Scotia	346,594	24,290	117,274	25,052	513,210
Hamilton, Ontario	523,010	19,513	235,622	156,787	934,932
Kingston, Ontario	102,207	5,623	40,266	17,045	165,141
Kitchener, Ontario	493,479	42,489	153,420	72,676	762,064
London, Ontario	432,356	56,654	140,598	75,981	705,589
Montréal, Quebec	3,499,271	384,014	801,453	280,552	4,965,290
Oshawa, Ontario	517,720	71,308	163,725	45,789	798,542
Ottawa-Gatineau, Ontario/Quebec	1,046,713	41,285	382,598	461,767	1,932,363
Ottawa-Gatineau, Ontario part, Ontario/Quebec	772,674	31,288	325,232	449,759	1,578,953
Ottawa-Gatineau, Quebec part, Ontario/Quebec	274,039	9,997	57,366	12,008	353,410
Québec, Quebec	692,655	36,767	211,740	53,484	994,646
Regina, Saskatchewan	89,828	10,528	59,289	39,125	198,770
Saguenay, Quebec	78,916	24,978	25,552	15,319	144,765
Saint John, New Brunswick	77,187	15,101	26,592	10,376	129,256
Saskatoon, Saskatchewan	137,424	53,969	70,389	46,859	308,641
Sherbrooke, Quebec	137,230	12,268	36,960	23,332	209,790
St. Catharines-Niagara, Ontario	245,489	17,511	106,785	71,763	441,548
St. John's, Newfoundland and Labrador	200,166	37,578	63,530	8,177	309,451
Thunder Bay, Ontario	45,048	14,470	25,108	25,492	110,118
Toronto, Ontario	5,601,302	612,804	1,794,710	795,827	8,804,643
Trois-Rivières, Quebec	110,983	19,099	24,782	5,712	160,576
Vancouver, British Columbia	3,331,031	110,133	991,462	381,478	4,814,104
Victoria, British Columbia	386,033	8,543	167,636	63,191	625,403
Windsor, Ontario	239,141	49,157	77,579	90,000	455,877
Winnipeg, Manitoba	321,745	17,736	160,121	67,575	567,177

Table 13

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	2,017,468	12,491	6,330	60,464	41,656	321,879	812,716
Industrial	374,780	2,464	1,186	12,254	6,812	108,081	146,567
Factories, plants	207,663	1,110	0	9,784	2,121	73,527	73,369
Transportation, utilities	64,917	678	538	1,980	2,200	5,890	30,120
Mining and agriculture	33,771	420	0	0	300	12,213	8,573
Minor industrial projects, new and improvements ¹	68,429	256	648	490	2,191	16,451	34,505
Commercial	1,059,118	4,718	5,048	39,708	15,276	144,680	415,890
Trade and services	231,950	650	2,700	6,573	2,950	52,507	98,672
Warehouses	86,606	0	280	440	1,827	9,749	41,505
Service stations	12,195	0	0	0	250	3,664	4,215
Office buildings	169,331	2,702	448	3,714	2,476	17,198	64,936
Recreation	109,492	0	0	800	1,025	10,494	62,675
Hotels, restaurants	293,688	0	0	22,002	1,550	12,050	89,913
Laboratories	1,581	0	0	1,041	0	290	0
Minor commercial projects, new and improvements ¹	154,275	1,366	1,620	5,138	5,198	38,728	53,974
Institutional and governmental	583,570	5,309	96	8,502	19,568	69,118	250,259
Schools, education	195,703	0	0	1,066	2,723	22,243	136,540
Hospitals, medical	145,134	0	0	0	450	6,826	25,946
Welfare, home	147,667	4,150	0	7,169	13,938	23,042	36,677
Churches, religion	44,573	0	0	0	1,125	0	30,148
Government buildings	23,011	730	0	0	0	8,926	11,099
Minor institutional and governmental projects, new and improvements ¹	27,482	429	96	267	1,332	8,081	9,849
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	31,749	39,079	468,717	220,097	894	968	428
Industrial	5,833	12,526	54,863	24,126	53	15	0
Factories, plants	3,604	2,145	29,716	12,287	0	0	0
Transportation, utilities	830	2,850	17,363	2,468	0	0	0
Mining and agriculture	0	5,650	2,550	4,065	0	0	0
Minor industrial projects, new and improvements ¹	1,399	1,881	5,234	5,306	53	15	0
Commercial	21,511	20,173	272,961	117,132	640	953	428
Trade and services	1,000	3,350	36,938	26,610	0	0	0
Warehouses	300	650	22,787	9,068	0	0	0
Service stations	621	0	1,445	2,000	0	0	0
Office buildings	11,683	2,381	47,521	15,305	0	550	417
Recreation	2,070	8,970	7,468	15,990	0	0	0
Hotels, restaurants	1,057	1,150	135,071	30,895	0	0	0
Laboratories	0	0	250	0	0	0	0
Minor commercial projects, new and improvements ¹	4,780	3,672	21,481	17,264	640	403	11
Institutional and governmental	4,405	6,380	140,893	78,839	201	0	0
Schools, education	536	4,540	15,491	12,564	0	0	0
Hospitals, medical	500	0	107,256	4,156	0	0	0
Welfare, home	0	0	4,400	58,291	0	0	0
Churches, religion	2,300	0	10,600	400	0	0	0
Government buildings	0	1,432	400	424	0	0	0
Minor institutional and governmental projects, new and improvements ¹	1,069	408	2,746	3,004	201	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
BOR	Borough
C	City
C.A.	Census Agglomeration
CC	Chartered Community
CDR	Census Division Remainder
CM	County (Municipality)
C.M.A.	Census Metropolitan Area
COM	Community
CR	County Remainder
CT	Canton
CU	Cantons-Unis
DM	District (Municipality)
HAM	Hamlet
ID	Improvement District
IGD	Indian Government District
LGD	Local Government District
LOT	Lot and Royalty
M	Municipalité
MD	Municipal District
NH	Northern Hamlet
NT	Northern Town
NV	Northern Village
N.W.T.	NorthWest Territories
P	Paroisse
PAR	Parish
PD	Planning District
PDR	Planning District Remainder
RCR	Rural County Remainder
RGM	Regional Municipality
R.M.R.	Région métropolitaine de recensement
RDR	Regional District Remainder
RM	Rural Municipality
RV	Resort Village
SA	Special Area
S-E	Indian Settlement/Établissement indien
SCM	Subdivision of County Municipality
SD	Sans désignation
SET	Settlement
SM	Specialize Municipality
SRD	Subdivision of Regional District
SUN	Subdivision of Unorganized District
SV	Summer Village
T	Town
T.N.O.	Territoires du Nord-Ouest
TP	Township

UCR	Urban County Remainder
UNO	Unorganized/Non organisé
V	Ville
VC	Village Cri
VL	Village
VN	Village Nordique