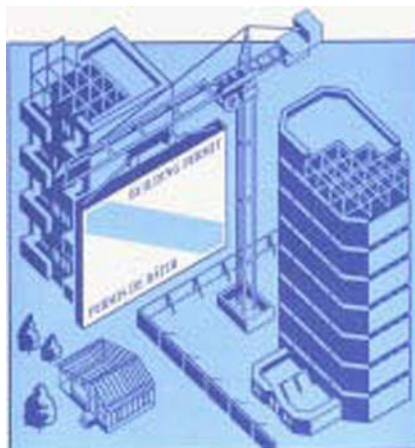




Building Permits

December 2003



How to obtain more information

Specific inquiries about this product and related statistics or services should be directed to: Current Investment Indicators Section, Investment and Capital Stock Division, Statistics Canada, Ottawa, Ontario, K1A 0T6 (telephone: (613) 951-4646).

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

National inquiries line	1 800 263-1136
National telecommunications device for the hearing impaired	1 800 363-7629
Depository Services Program inquiries	1 800 700-1033
Fax line for Depository Services Program	1 800 889-9734
E-mail inquiries	infostats@statcan.ca
Web site	www.statcan.ca

Ordering and subscription information

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

This product is also available in print through a Print-on-Demand service, at a price of CDN \$46.00 per issue and CDN \$225.00 for a one-year subscription. The following additional shipping charges apply for delivery outside Canada:

	Single issue	Annual subscription
United States	CDN \$ 6.00	CDN \$72.00
Other countries	CDN \$ 10.00	CDN \$120.00

All prices exclude sales taxes.

The printed version can be ordered by

- Phone (Canada and United States) **1 800 267-6677**
- Fax (Canada and United States) **1 877 287-4369**
- E-mail **infostats@statcan.ca**
- Mail Statistics Canada
Dissemination Division
Circulation Management
120 Parkdale Avenue
Ottawa, Ontario K1A 0T6
- And, in person at the Statistics Canada Regional Centre nearest you.

When notifying us of a change in your address, please provide both old and new addresses.

Standards of service to the public

Statistics Canada is committed to serving its clients in a prompt, reliable and courteous manner and in the official language of their choice. To this end, the Agency has developed standards of service which its employees observe in serving its clients. To obtain a copy of these service standards, please contact Statistics Canada toll free at 1 800 263-1136.



Statistics Canada
Investment and Capital Stock Division
Current Investment Indicators Section

Building Permits

December 2003

Published by authority of the Minister responsible for Statistics Canada

© Minister of Industry, 2004

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise without prior written permission from Licence Services, Marketing Division, Statistics Canada, Ottawa, Ontario, Canada K1A 0T6.

February 2004

Catalogue no. 64-001-XIE, Vol. 47, no. 12
ISSN 1480-7475

Frequency: Monthly

Ottawa

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

Note of appreciation

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

Symbols

The following standard symbols are used in Statistics Canada publications:

- . not available for any reference period
- .. not available for a specific reference period
- ... not applicable
- 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

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

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

Important Notice

Changes in boundaries, status or names of geographical entities that occurred before January 2001, are reflected in this publication. These geographical changes may be obtained by writing to:

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

Note on CANSIM

The data published in Building Permits (Catalogue no. 64-001-XIE) are also available in machine readable form through CANSIM (Canadian Socio-Economic Information Management System). Users interested in accessing data via CANSIM should contact one of Statistics Canada's regional centres at the numbers listed on the inside front cover of this publication, or contact the Marketing Division, Statistics Canada, R.H. Coats Building, Ottawa, Ontario, K1A 0T6 (613) 951-8200.

Table of Contents

	Page
Part I – Analysis	
Highlights	v
Monthly Review	v
Charts	vii
Part II – Tables (Seasonally Adjusted)	
1. Total Value of Building Permits, Provinces and Territories, Seasonally Adjusted (Current Periods)	1
2. Non-residential Value of Building Permits, Provinces and Territories (Current Periods)	1
3. Residential Value of Building Permits, Provinces and Territories (Current Periods)	2
4. Number of Dwelling Units Authorized, Provinces and Territories, Seasonally Adjusted at Annual Rate (Current Periods)	2
5. Dwelling Units, Value of Residential and Non-residential Building Permits, Provinces and Territories (Current Periods)	3
6. Dwelling Units, Value of Residential and Non-residential Building Permits, Census Metropolitan Areas (Current Periods)	5
Part III – Tables (Unadjusted)	
7. Dwelling Units, Provinces and Territories (Current Periods)	8
8. Dwelling Units, Census Metropolitan Areas (Current Periods)	10
9. Dwelling Units, Census Metropolitan Areas (Cumulative)	11
10. Value of Residential and Non-residential Building Permits, Provinces and Territories (Current Periods)	12
11. Value of Residential and Non-residential Building Permits, Census Metropolitan Areas (Current Periods)	14
12. Value of Residential and Non-residential Building Permits, Census Metropolitan Areas (Cumulative)	15
13. Value of the Non-residential Permits by Type of Building, Provinces and Territories (Current Periods)	16
Part IV – Monthly Survey of Building Permits – Data Quality, Concepts and Methodology	
Data Quality, Concepts and Methodology	17
Data Sources and Methodology	17
Concepts and Variables Measured	18
Data Accuracy	19
Comparability of Data and Related Sources	20
Related Products and Services	20
Survey Form	21

Part I – Analysis

Highlights

Canada went on a building boom in 2003, as municipalities smashed records for both residential and non-residential intentions and the value of building permits soared past the \$50-billion mark for the first time.

In total, municipalities issued \$50.8 billion in building permits, up 7.5% from the previous record of \$47.3 billion set in 2002. It was the eighth consecutive year in which the value of permits increased, and it was the torrid demand for new housing that drove construction intentions to their new peak.

Permits in the housing sector hit a record of more than \$32.0 billion, up 8.3% from the previous high of \$29.6 billion, also set in 2002. Municipalities authorized 223,106 new dwellings in 2003, the highest since 1988 when 234,132 units were authorized.

In the non-residential sector, construction intentions hit a peak of \$18.8 billion, up 6.3% from 2002. Record institutional intentions were reinforced with near record commercial permit issues and supported by a rebound in the industrial sector.

Records for overall construction intentions were smashed in every province except Prince Edward Island and Alberta last year. The most important rise (in dollars) from 2002 occurred in Quebec.

The largest annual growths (in dollars) among the 28 metropolitan areas occurred in Toronto and Montreal. While in Toronto, projects for industrial and commercial buildings were behind the gain, in Montreal the increase came from the very strong demand for new dwellings. The metropolitan areas of Oshawa, Winnipeg and Quebec also posted sizeable gains.

On a monthly basis, the year ended on a strong note in December as builders took out \$4.6 billion worth of building permits, up 12.8% from November and the highest figure over the last 5 months.

Home builders will be busy at the beginning of 2004, as the value of residential permits reached a new monthly peak of \$2.95 billion, up 6.6% from November. It surpassed the old record of \$2.91 billion set in September. The value of non-residential permits rebounded after two weak months to \$1.6 billion, a 26.2% increase from November.

Residential: Boom in multi-family dwellings

Contractors took out \$22.1 billion in single-family permits, up 4.8% from 2002. Construction intentions for multi-family jumped 16.8% in 2003 to \$9.9 billion. The value of permits for apartments alone went up 19.9%.

Municipalities authorized 100,102 new multi-family dwellings units, an increase of 12,122. On the other hand, the number of authorized single-family units fell by 4,362 to 123,004. The increase in the value of permits for singles was the result of a 7.9% jump in the average worth of each permit.

The rapid increase in the cost of single-family dwellings was a factor inducing a shift in the demand of new dwellings. While between 1996 and 2001 the proportion of new multi-family dwellings authorized accounted for 38% to 41% of all dwellings, this proportion jumped to 45% in 2003.

The housing sector was boosted last year by the positive impact of low mortgage rates on affordability, and by the high level of employment and strong consumer confidence. The scarcity of existing dwellings available in certain areas of the country also pushed up the demand for new dwellings.

Tight resale and rental markets led Quebec to the strongest gain among the provinces in 2003. British Columbia came second. Regionally, 21 out of the 28 metropolitan areas showed growth in the value of residential permits in 2003. The largest annual growth in terms of dollars occurred in Montreal and Vancouver.

On a monthly basis, the value of single-family dwellings totalled \$2.2 billion in December, up 13.8% from November. It was the first time that single-family permits had exceeded the \$2 billion mark. The value of multi-family permits retreated 9.0% to \$800 million, the third consecutive monthly decline.

In December, the most marked gains occurred in British Columbia and Alberta. Quebec also ended the year on a strong note.

Non-residential: Strength in all components

All three components contributed to the record year for non-residential intentions. However, the institutional component posted its third consecutive annual record.

Institutional construction intentions rose 1.5% to \$5.8 billion for the year. It was the smallest annual gain among the three components, but the seventh consecutive year of growth. The main factor was the construction projects for medical facilities and government administrative buildings.

Commercial intentions rose 7.8% to \$9.3 billion, their highest level since 1989. Record demand for trade and service building permits and warehouses, which hit a three year high, more than offset a slide in permits for office buildings. The Monthly Retail Trade survey has noted that retail sales have generally been increasing since the fall of 2001. Meanwhile office vacancy rates in many centers have remained elevated.

The industrial component rose 10.7% to \$3.6 billion, marginally ahead of the annual average for the past decade. Demand for factory permits regained some of their steam from last year, though permits were still less than the average for the preceding five-year period.

Fourteen of 28 census metropolitan areas posted gains in the value of their non-residential permit issues from 2002. Those with the greatest growth in dollar value were headed by Toronto, where permits hit \$4.2 billion and where all three components exhibited gains. Non-residential permits in Calgary also increased significantly to \$1.0 billion.

Leading the provinces in growth was Ontario where non-residential permits reached \$9.0 billion as the value of manufacturing buildings and trade and services permits jumped.

On a monthly basis, the non-residential sector shrugged off two consecutive months of declines, leaping 26.2% to just over \$1.6 billion.

Permits in the commercial sector rose 25.6% in December to \$885 million. Ontario underwrote growth in this sector with demand increasing particularly for laboratory, office and warehouse permits.

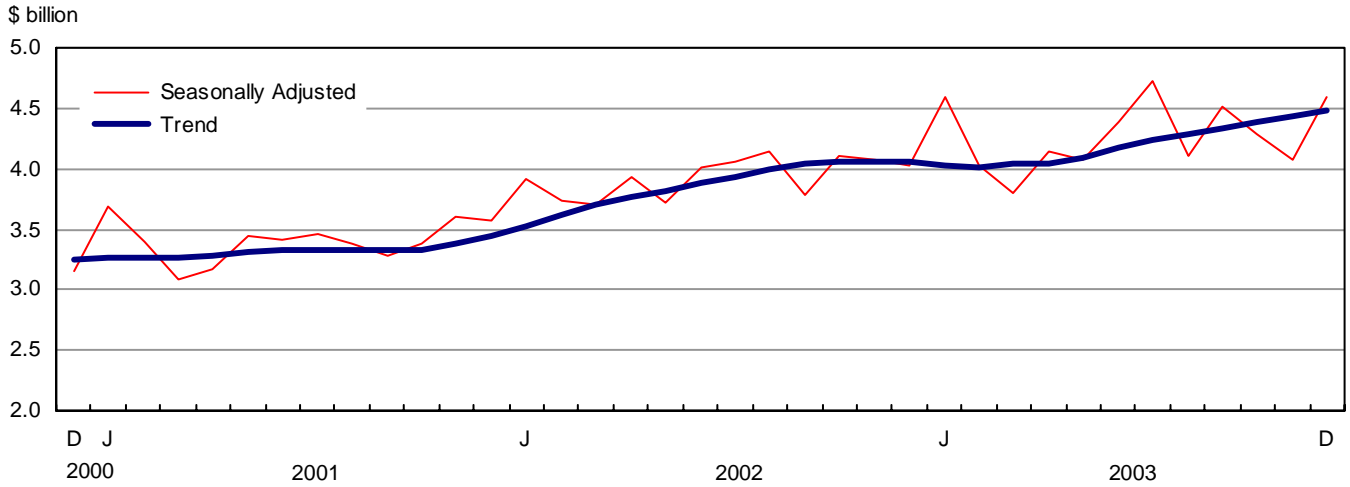
The industrial sector halted four straight months of declines with a 40.4% boost to \$325 million. Factory projects approved by municipalities in Ontario were a primary contributing factor.

Institutional construction intentions grew 18.3% to \$426 million. Ontario again provided the impetus behind the gains as medical projects there jumped.

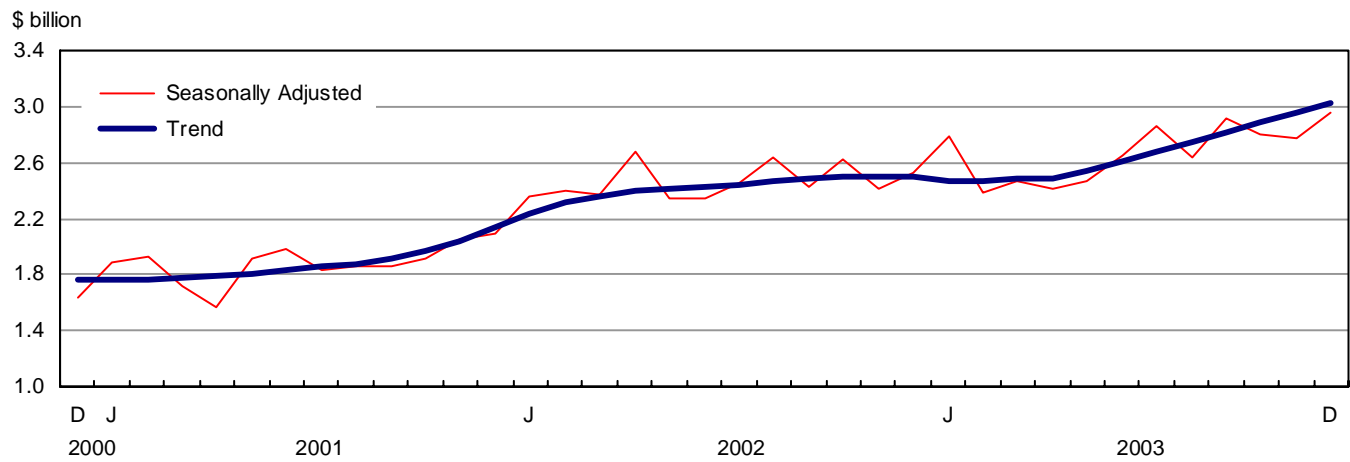
Provincially, six provinces exhibited gains over November levels. Ontario was the bastion of strength as non-residential permits soared to \$906 million, the highest value since February.

Building permits - Canada

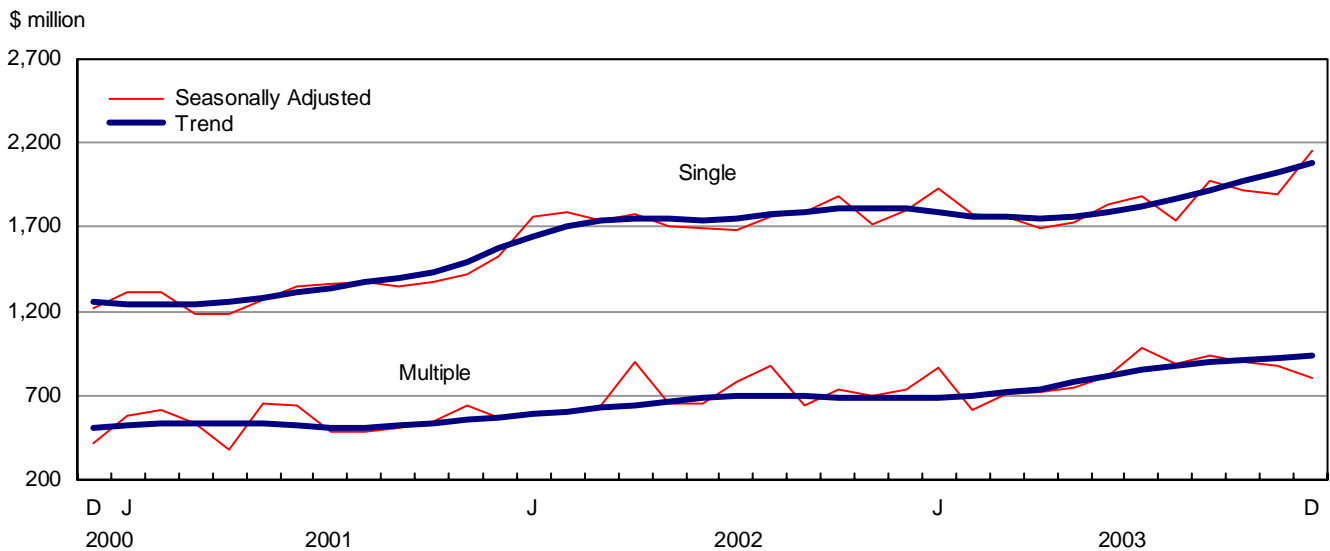
Total value of building permits



Residential value - Total

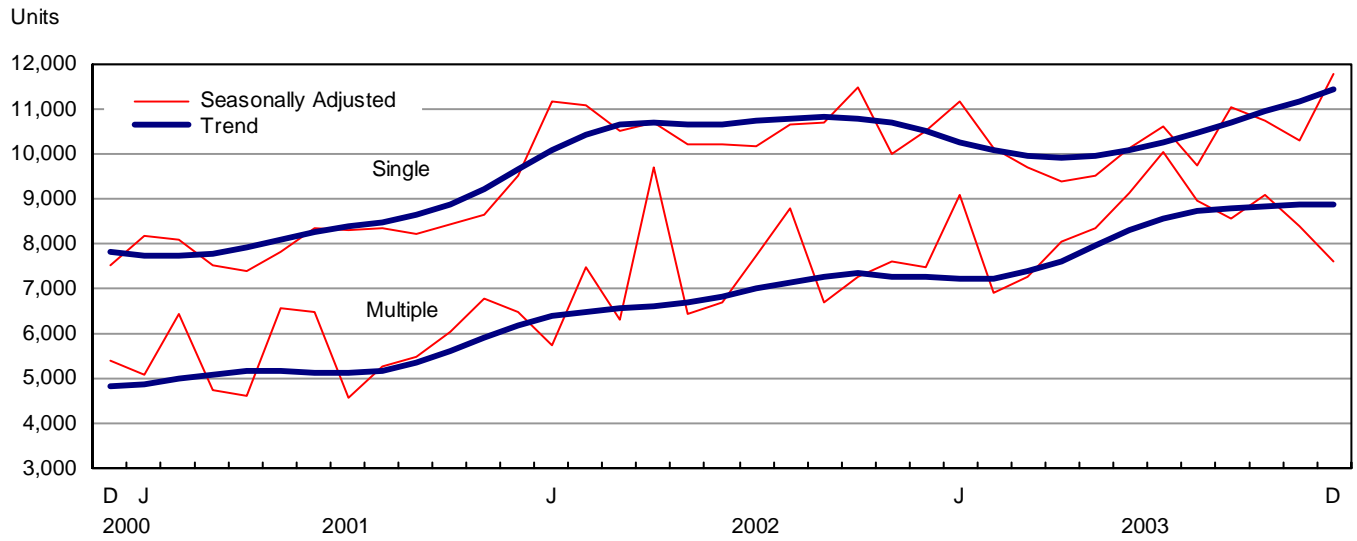


Residential value - single and multiple

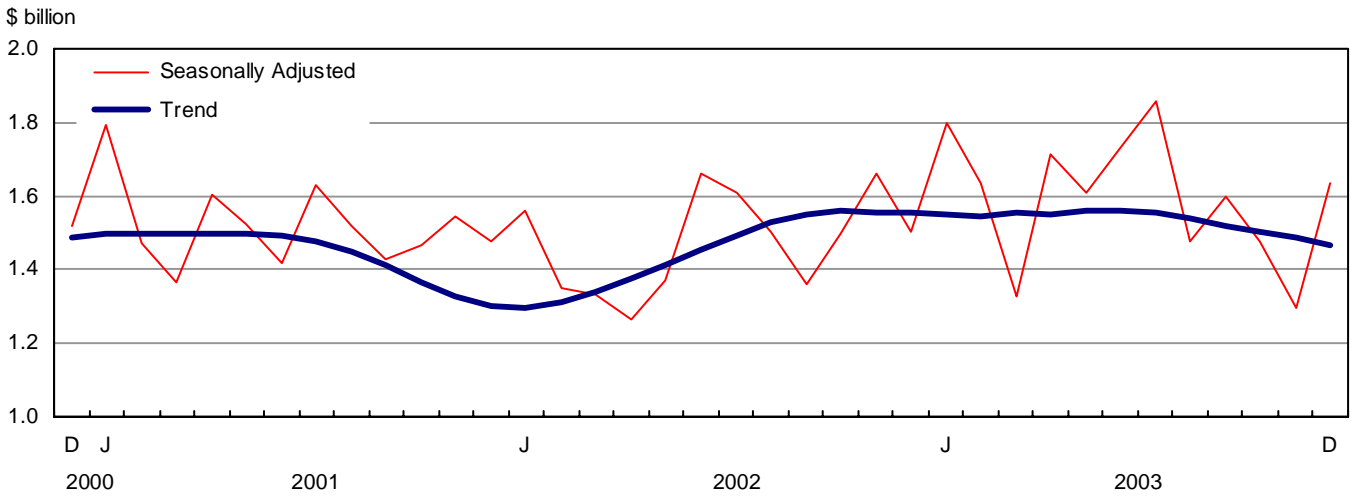


Building permits - Canada

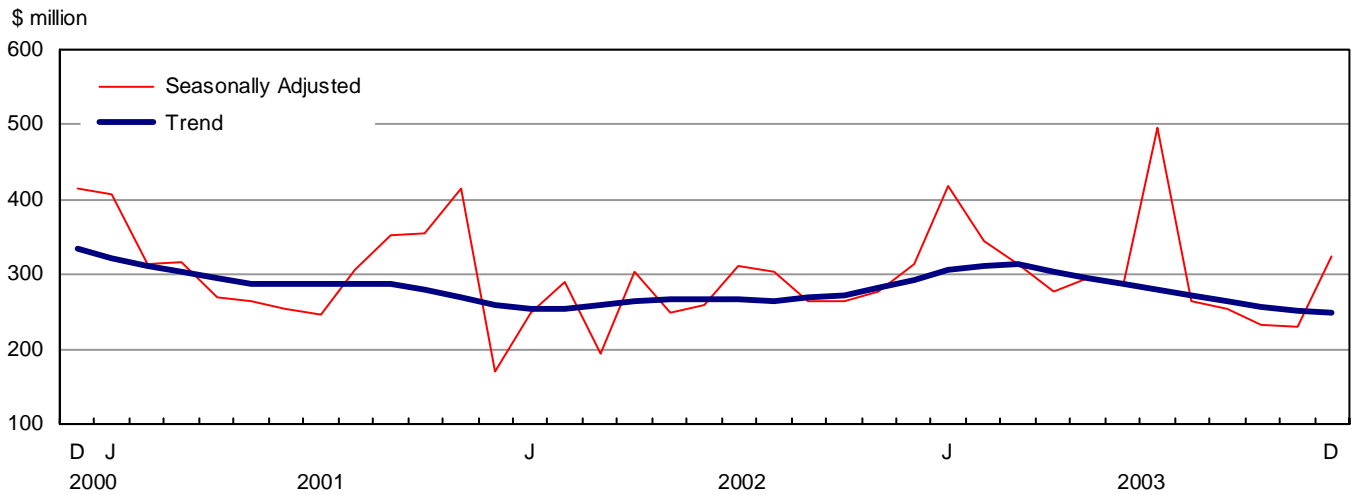
Number of dwelling units - single and multiple



Non residential value - Total

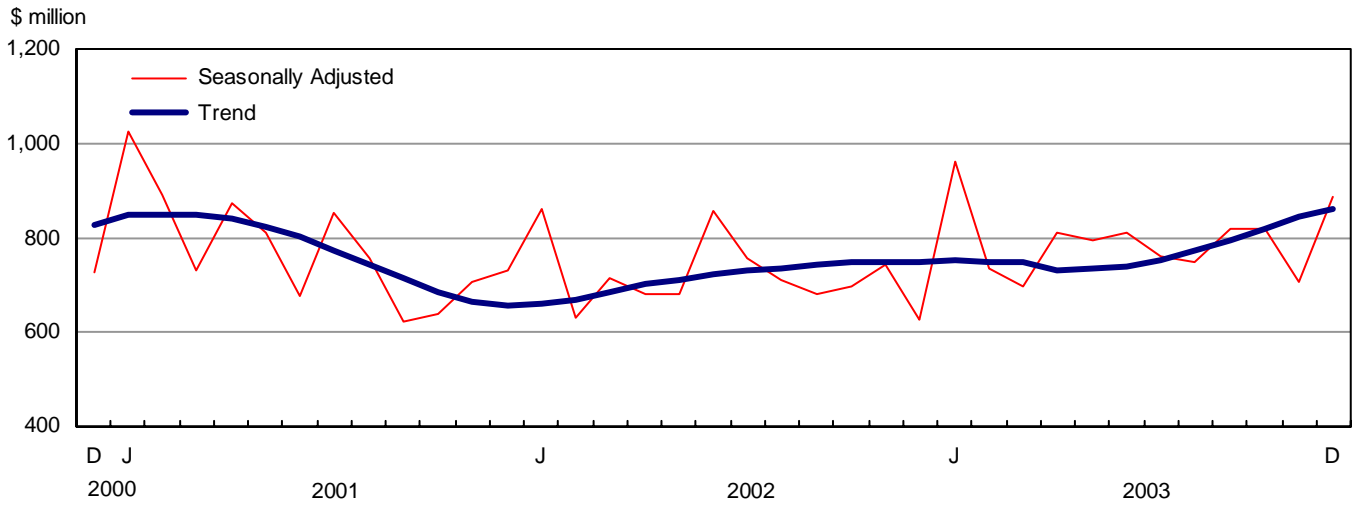


Industrial value

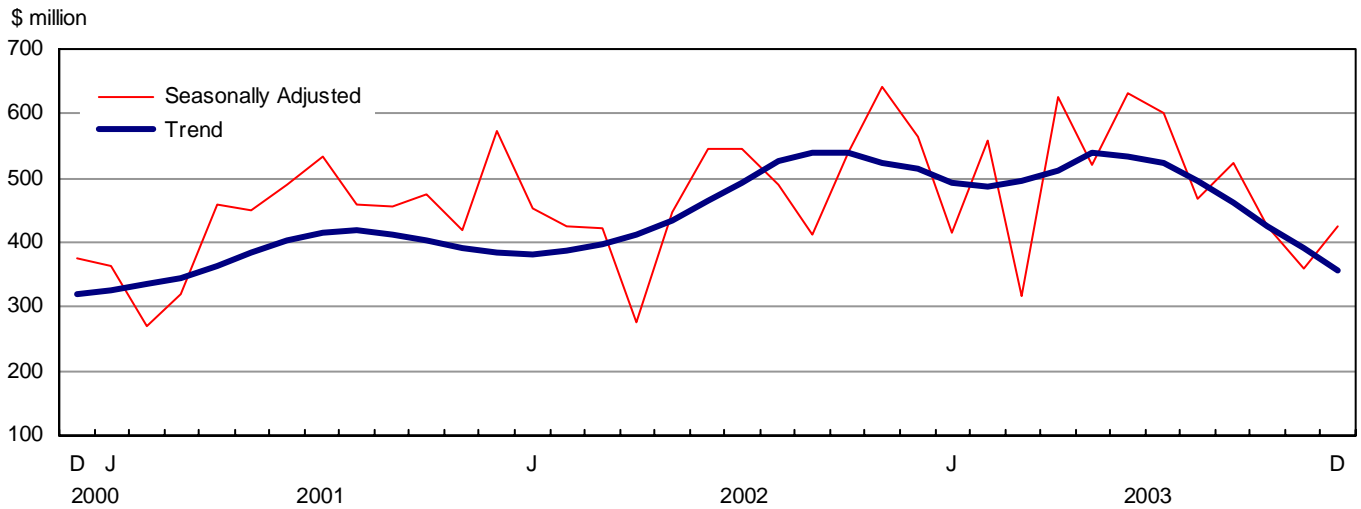


Building permits - Canada

Commercial value



Institutional and Governmental value



ELECTRONIC PUBLICATIONS AVAILABLE AT
www.statcan.ca



Part II – Tables (Seasonally Adjusted)

Table 1

Total Value of Building Permits, Provinces and Territories, Seasonally Adjusted

Province/Territory	2003		Dec. - Nov.	Nov. - Oct.	Oct. - Sept.	Sept. - Aug.	Aug. - July	July - June
	December ^p	November ^r						
	thousands of dollars		percentage change					
Canada	4,589,345	4,068,157	12.8	-5.1	-5.0	9.7	-12.9	7.6
Newfoundland and Labrador	46,164	41,376	11.6	-1.5	3.2	12.8	33.8	-40.3
Prince Edward Island	19,524	7,073	176.0	-18.2	-17.3	76.3	-74.0	30.6
Nova Scotia	75,914	94,532	-19.7	28.7	-10.4	6.1	-21.2	-2.1
New Brunswick	50,344	64,494	-21.9	4.1	-15.7	29.5	-24.1	1.9
Québec	938,907	867,577	8.2	0.9	1.7	-3.7	-21.7	34.4
Ontario	2,073,757	1,791,570	15.8	-10.0	-2.4	10.8	-8.8	2.5
Manitoba	84,080	71,673	17.3	-0.9	-12.9	-12.3	18.6	9.9
Saskatchewan	69,544	51,486	35.1	2.6	-21.6	-32.4	79.9	-8.7
Alberta	610,498	533,242	14.5	-8.6	4.0	11.4	-6.6	-24.7
British Columbia	605,390	521,862	16.0	-1.4	-23.5	34.1	-15.8	25.9
Yukon	3,706	1,289	187.5	-53.2	-60.7	54.5	-9.9	14.0
Northwest Territories	9,787	7,313	33.8	-40.4	10.0	148.5	-13.9	-54.3
Nunavut	1,730	14,670	-88.2	3,174.6	-81.7	59.0	-97.7	9,191.9

Table 2

Non-Residential Value of Building Permits, Provinces and Territories, Seasonally Adjusted

Province/Territory	2003		Dec. - Nov.	Nov. - Oct.	Oct. - Sept.	Sept. - Aug.	Aug. - July	July - June
	December ^p	November ^r						
	thousands of dollars		percentage change					
Canada	1,635,959	1,296,627	26.2	-12.2	-7.5	8.0	-20.4	7.3
Newfoundland and Labrador	10,958	11,646	-5.9	-5.6	20.6	-17.7	109.8	-70.1
Prince Edward Island	10,829	3,032	257.2	61.5	49.8	-43.1	-83.2	37.1
Nova Scotia	21,535	24,661	-12.7	-1.7	-10.9	-11.2	-32.0	153.7
New Brunswick	10,558	24,735	-57.3	-20.1	-24.9	62.6	-34.9	3.1
Québec	253,470	230,643	9.9	-0.6	-17.5	-4.8	-37.7	28.1
Ontario	905,578	595,385	52.1	-26.2	12.4	8.5	-12.9	9.7
Manitoba	32,937	30,755	7.1	27.6	-31.0	-1.4	5.8	8.6
Saskatchewan	43,215	22,404	92.9	4.0	-34.5	-42.6	96.8	-18.9
Alberta	203,566	176,716	15.2	-12.0	0.5	6.6	4.9	-51.1
British Columbia	136,440	163,763	-16.7	37.3	-51.2	49.2	-21.8	48.1
Yukon	957	295	224.4	27.7	-90.4	1.4	26.6	-27.1
Northwest Territories	4,943	1,997	147.5	20.7	32.6	-53.1	37.9	-70.5
Nunavut	973	10,595	-90.8	9,990.5	-85.6	18.5	-99.0	31,326.5

Table 3

Residential Value of Building Permits, Provinces and Territories, Seasonally Adjusted

Province/Territory	2003		Dec. - Nov.	Nov. - Oct.	Oct. - Sept.	Sept. - Aug.	Aug. - July	July - June
	December ^p	November ^r						
	thousands of dollars		percentage change					
Canada	2,953,386	2,771,530	6.6	-1.4	-3.6	10.7	-8.0	7.8
Newfoundland	35,206	29,730	18.4	0.3	-2.6	28.8	12.4	-16.9
Prince Edward Island	8,695	4,041	115.2	-40.3	-26.5	146.9	-61.8	22.8
Nova Scotia	54,379	69,871	-22.2	44.5	-10.1	18.2	-11.3	-37.2
New Brunswick	39,786	39,759	0.1	28.4	-4.1	2.8	-12.3	0.7
Québec	685,437	636,934	7.6	1.4	11.3	-3.1	-9.9	39.4
Ontario	1,168,179	1,196,185	-2.3	1.1	-10.4	12.2	-6.3	-1.5
Manitoba	51,143	40,918	25.0	-15.1	0.2	-18.8	27.8	10.9
Saskatchewan	26,329	29,082	-9.5	1.5	-8.0	-16.8	59.0	8.2
Alberta	406,932	356,526	14.1	-6.8	5.9	14.3	-12.4	2.7
British Columbia	468,950	358,099	31.0	-12.6	-8.3	27.0	-12.7	16.8
Yukon	2,749	994	176.6	-60.6	-45.2	113.0	-31.6	71.5
Northwest Territories	4,844	5,316	-8.9	-50.0	7.2	441.4	-44.3	-32.4
Nunavut	757	4,075	-81.4	1,088.0	-80.0	85.9	-56.8	320.6

Table 4

Number of Dwelling Units Authorized, Provinces and Territories, Seasonally Adjusted at Annual Rate

Province/Territory	2003		Dec. - Nov.	Nov. - Oct.	Oct. - Sept.	Sept. - Aug.	Aug. - July	July - June
	December ^p	November ^r						
	units		percentage change					
Canada	232,740	224,580	3.6	-5.6	1.2	4.8	-9.4	7.2
Newfoundland and Labrador	3,144	2,616	20.2	-11.7	5.1	14.6	22.0	-5.1
Prince Edward Island	768	360	113.3	-67.0	19.7	181.5	-72.2	36.6
Nova Scotia	4,416	6,384	-30.8	50.3	-6.8	25.8	-24.7	-47.1
New Brunswick	3,888	4,680	-16.9	35.9	4.4	-1.1	-9.4	-13.5
Québec	56,712	54,000	5.0	-11.7	19.8	-5.7	-21.2	59.7
Ontario	81,576	92,556	-11.9	3.5	-6.3	0.3	2.7	-7.9
Manitoba	4,752	3,276	45.1	-28.7	-13.2	-42.8	87.6	28.8
Saskatchewan	2,016	2,568	-21.5	-31.4	14.3	-26.0	114.5	1.2
Alberta	40,704	32,808	24.1	-9.8	4.3	27.6	-26.3	-8.5
British Columbia	34,176	24,372	40.2	-17.9	-8.2	34.4	-20.1	22.9
Yukon	0	120	-100.0	-47.4	-26.9	62.5	-40.7	107.7
Northwest Territories	432	492	-12.2	-50.6	2.5	1,250.0	-53.8	-23.5
Nunavut	156	348	-55.2	625.0	-50.0	33.3	-53.8	550.0

Table 5

Dwelling Units, Value of Residential and Non-residential Building Permits, Provinces and Territories, Seasonally Adjusted, 2003

Month	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Canada									
November ^f	10,309	8,406	18,715	2,771,530	231,407	704,891	360,329	1,296,627	4,068,157
December ^p	11,799	7,596	19,395	2,953,386	324,788	884,991	426,180	1,635,959	4,589,345
Cumulative Jan. - Dec. 2003	124,315	101,420	225,735	32,145,108	3,736,421	9,547,108	5,872,096	19,155,625	51,300,733
Cumulative Jan. - Dec. 2002	127,356	87,973	215,329	29,586,872	3,277,341	8,642,009	5,755,901	17,675,251	47,262,123
Newfoundland and Labrador									
November ^f	191	27	218	29,730	1,959	8,743	944	11,646	41,376
December ^p	204	58	262	35,206	36	8,602	2,320	10,958	46,164
Cumulative Jan. - Dec. 2003	1,834	420	2,254	294,669	10,365	93,100	22,518	125,983	420,652
Cumulative Jan. - Dec. 2002	1,751	333	2,084	244,122	18,224	89,031	31,929	139,184	383,306
Prince Edward Island									
November ^f	27	3	30	4,041	15	3,017	0	3,032	7,073
December ^p	51	13	64	8,695	7,964	2,825	40	10,829	19,524
Cumulative Jan. - Dec. 2003	602	293	895	87,697	15,637	60,022	13,160	88,819	176,516
Cumulative Jan. - Dec. 2002	743	270	1,013	96,361	7,477	27,599	14,731	49,807	146,168
Nova Scotia									
November ^f	263	269	532	69,871	3,455	18,289	2,917	24,661	94,532
December ^p	286	82	368	54,379	4,721	16,252	562	21,535	75,914
Cumulative Jan. - Dec. 2003	3,181	1,997	5,178	656,684	66,594	230,140	59,153	355,887	1,012,571
Cumulative Jan. - Dec. 2002	3,548	1,528	5,076	623,914	54,140	167,767	31,481	253,388	877,302
New Brunswick									
November ^f	202	188	390	39,759	9,351	13,947	1,437	24,735	64,494
December ^p	296	28	324	39,786	993	6,423	3,142	10,558	50,344
Cumulative Jan. - Dec. 2003	2,689	1,471	4,160	410,921	49,286	184,368	51,682	285,336	696,257
Cumulative Jan. - Dec. 2002	2,502	1,197	3,699	372,855	61,265	176,853	52,834	290,952	663,807
Quebec									
November ^f	2,446	2,054	4,500	636,934	58,605	119,454	52,584	230,643	867,577
December ^p	2,489	2,237	4,726	685,437	38,647	173,585	41,238	253,470	938,907
Cumulative Jan. - Dec. 2003	25,627	27,092	52,719	6,697,919	833,479	1,932,294	877,866	3,643,639	10,341,558
Cumulative Jan. - Dec. 2002	22,276	18,546	40,822	5,216,115	720,510	1,684,662	1,007,081	3,412,253	8,628,368
Ontario									
November ^f	3,756	3,957	7,713	1,196,185	114,375	260,195	220,815	595,385	1,791,570
December ^p	4,651	2,147	6,798	1,168,179	206,838	403,410	295,330	905,578	2,073,757
Cumulative Jan. - Dec. 2003	49,763	38,531	88,294	14,157,714	2,035,011	3,945,808	3,180,869	9,161,688	23,319,402
Cumulative Jan. - Dec. 2002	54,533	36,017	90,550	13,714,386	1,563,300	3,662,532	3,341,243	8,567,075	22,281,461
Manitoba									
November ^f	253	20	273	40,918	1,730	25,586	3,439	30,755	71,673
December ^p	332	64	396	51,143	5,388	24,606	2,943	32,937	84,080
Cumulative Jan. - Dec. 2003	3,130	1,290	4,420	539,015	87,920	282,265	176,686	546,871	1,085,886
Cumulative Jan. - Dec. 2002	2,629	556	3,185	440,763	125,605	205,561	117,016	448,182	888,945
Saskatchewan									
November ^f	153	61	214	29,082	2,134	11,834	8,436	22,404	51,486
December ^p	165	3	168	26,329	5,900	34,160	3,155	43,215	69,544
Cumulative Jan. - Dec. 2003	1,752	1,646	3,398	359,812	35,421	251,068	150,783	437,272	797,084
Cumulative Jan. - Dec. 2002	1,622	939	2,561	276,424	88,852	196,209	147,130	432,191	708,615

Table 5

Dwelling Units, Value of Residential and Non-residential Building Permits, Provinces and Territories, Seasonally Adjusted, 2003 – Concluded

Month	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Alberta									
November ^f	1,729	1,005	2,734	356,526	18,777	125,996	31,943	176,716	533,242
December ^p	2,034	1,358	3,392	406,932	42,124	117,921	43,521	203,566	610,498
Cumulative Jan. - Dec. 2003	22,299	14,267	36,566	4,292,000	353,344	1,371,191	750,103	2,474,638	6,766,638
Cumulative Jan. - Dec. 2002	25,878	14,912	40,790	4,607,278	400,851	1,295,728	542,694	2,239,273	6,846,551
British Columbia									
November ^f	1,254	777	2,031	358,099	20,296	116,443	27,024	163,763	521,862
December ^p	1,264	1,584	2,848	468,950	11,427	91,912	33,101	136,440	605,390
Cumulative Jan. - Dec. 2003	13,071	14,126	27,197	4,559,546	244,511	1,139,859	506,910	1,891,280	6,450,826
Cumulative Jan. - Dec. 2002	11,509	13,263	24,772	3,888,151	230,119	1,116,741	424,408	1,771,268	5,659,419
Yukon									
November ^f	10	0	10	994	0	100	195	295	1,289
December ^p	0	0	0	2,749	0	922	35	957	3,706
Cumulative Jan. - Dec. 2003	142	15	157	25,351	562	15,997	6,998	23,557	48,908
Cumulative Jan. - Dec. 2002	173	15	188	22,045	1,405	4,086	3,729	9,220	31,265
Northwest Territories									
November ^f	21	20	41	5,316	710	1,287	0	1,997	7,313
December ^p	26	10	36	4,844	750	4,193	0	4,943	9,787
Cumulative Jan. - Dec. 2003	197	196	393	51,429	4,281	22,725	8,748	35,754	87,183
Cumulative Jan. - Dec. 2002	156	231	387	53,803	4,409	7,252	26,099	37,760	91,563
Nunavut									
November ^f	4	25	29	4,075	0	0	10,595	10,595	14,670
December ^p	1	12	13	757	0	180	793	973	1,730
Cumulative Jan. - Dec. 2003	28	76	104	12,351	10	18,271	66,620	84,901	97,252
Cumulative Jan. - Dec. 2002	36	166	202	30,655	1,184	7,988	15,526	24,698	55,353

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, 2003

Month	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Abbotsford, British Columbia									
November ^f	60	0	60	8,505	1,994	1,542	2,350	5,886	14,391
December ^p	50	14	64	8,534	2,944	608	3,210	6,762	15,296
Cumulative Jan. - Dec. 2003	776	173	949	119,667	18,930	22,507	14,620	56,057	175,724
Cumulative Jan. - Dec. 2002	655	408	1,063	126,589	19,733	19,567	19,038	58,338	184,927
Calgary, Alberta									
November ^f	751	323	1,074	168,746	1,610	47,724	21,344	70,678	239,424
December ^p	802	442	1,244	173,014	2,902	44,213	11,942	59,057	232,071
Cumulative Jan. - Dec. 2003	8,763	5,346	14,109	1,840,117	87,937	555,124	384,162	1,027,223	2,867,340
Cumulative Jan. - Dec. 2002	9,735	6,336	16,071	1,996,625	51,703	511,789	153,463	716,955	2,713,580
Edmonton, Alberta									
November ^f	509	592	1,101	107,119	5,126	36,238	526	41,890	149,009
December ^p	560	563	1,123	105,494	2,073	36,671	27,886	66,630	172,124
Cumulative Jan. - Dec. 2003	6,385	5,793	12,178	1,201,601	55,730	365,728	167,227	588,685	1,790,286
Cumulative Jan. - Dec. 2002	7,502	5,189	12,691	1,241,886	115,893	347,087	92,451	555,431	1,797,317
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
November ^f	153	111	264	32,261	152	1,518	875	2,545	34,806
December ^p	138	147	285	36,262	0	1,829	1,655	3,484	39,746
Cumulative Jan. - Dec. 2003	1,642	1,736	3,378	390,023	4,702	79,079	36,559	120,340	510,363
Cumulative Jan. - Dec. 2002	1,664	1,041	2,705	315,078	6,614	107,556	47,760	161,930	477,008
Halifax, Nova Scotia									
November ^f	117	218	335	47,057	0	11,696	86	11,782	58,839
December ^p	137	51	188	28,474	2,500	4,447	0	6,947	35,421
Cumulative Jan. - Dec. 2003	1,517	1,599	3,116	394,419	30,781	115,785	26,607	173,173	567,592
Cumulative Jan. - Dec. 2002	1,856	1,305	3,161	386,856	9,372	67,465	5,514	82,351	469,207
Hamilton, Ontario									
November ^f	136	111	247	39,953	1,924	10,570	36,011	48,505	88,458
December ^p	162	163	325	56,620	1,135	35,423	13,874	50,432	107,052
Cumulative Jan. - Dec. 2003	1,663	1,596	3,259	495,992	91,204	165,066	364,863	621,133	1,117,125
Cumulative Jan. - Dec. 2002	2,289	1,810	4,099	573,023	87,359	212,930	210,490	510,779	1,083,802
Kingston, Ontario									
November ^f	45	99	144	10,958	77	2,234	23	2,334	13,292
December ^p	37	3	40	6,116	583	4,321	250	5,154	11,270
Cumulative Jan. - Dec. 2003	687	395	1,082	121,619	5,804	47,814	29,378	82,996	204,615
Cumulative Jan. - Dec. 2002	820	45	865	114,073	7,371	62,746	95,704	165,821	279,894
Kitchener, Ontario									
November ^f	185	101	286	38,242	4,205	10,627	1,814	16,646	54,888
December ^p	335	88	423	60,914	19,944	13,041	8,199	41,184	102,098
Cumulative Jan. - Dec. 2003	2,750	1,730	4,480	613,697	85,308	175,670	90,958	351,936	965,633
Cumulative Jan. - Dec. 2002	3,088	1,393	4,481	598,311	96,651	157,713	116,116	370,480	968,791
London, Ontario									
November ^f	127	18	145	20,224	493	11,100	1,313	12,906	33,130
December ^p	180	45	225	33,772	2,165	2,598	12,551	17,314	51,086
Cumulative Jan. - Dec. 2003	1,850	961	2,811	367,274	57,701	129,148	168,731	355,580	722,854
Cumulative Jan. - Dec. 2002	1,887	699	2,586	332,699	61,704	91,880	221,642	375,226	707,925
Montréal, Quebec									
November ^f	1,126	1,321	2,447	361,943	23,969	68,624	34,457	127,050	488,993
December ^p	1,222	1,521	2,743	411,403	14,336	105,549	18,014	137,899	549,302
Cumulative Jan. - Dec. 2003	11,430	16,111	27,541	3,558,345	248,018	1,092,688	481,999	1,822,705	5,381,050
Cumulative Jan. - Dec. 2002	10,420	10,872	21,292	2,731,274	327,494	1,008,579	537,009	1,873,082	4,604,356

Table 6

Dwelling Units, Value of Residential and Non-residential Building Permits, Census Metropolitan Areas, Seasonally Adjusted, 2003 – Continued

Month	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Oshawa, Ontario									
November ^f	124	47	171	34,430	8,262	2,378	6,908	17,548	51,978
December ^p	173	56	229	41,185	230	5,151	7,725	13,106	54,291
Cumulative Jan. - Dec. 2003	2,501	1,470	3,971	682,695	123,181	100,716	184,324	408,221	1,090,916
Cumulative Jan. - Dec. 2002	2,400	993	3,393	480,875	66,463	81,908	140,257	288,628	769,503
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
November ^f	242	276	518	71,135	398	32,480	5,632	38,510	109,645
December ^p	200	267	467	69,264	2,883	20,554	13,681	37,118	106,382
Cumulative Jan. - Dec. 2003	3,104	3,879	6,983	1,023,362	29,574	472,193	148,373	650,140	1,673,502
Cumulative Jan. - Dec. 2002	3,708	3,890	7,598	993,409	44,412	387,096	222,833	654,341	1,647,750
Québec, Quebec									
November ^f	220	162	382	46,427	1,170	10,960	3,665	15,795	62,222
December ^p	206	119	325	41,267	1,633	23,660	2,319	27,612	68,879
Cumulative Jan. - Dec. 2003	2,817	3,367	6,184	672,147	36,539	257,629	67,510	361,678	1,033,825
Cumulative Jan. - Dec. 2002	2,355	2,325	4,680	516,013	58,594	166,722	72,003	297,319	813,332
Regina, Saskatchewan									
November ^f	49	0	49	6,928	64	2,713	6,997	9,774	16,702
December ^p	77	1	78	12,920	2,790	3,640	1,035	7,465	20,385
Cumulative Jan. - Dec. 2003	569	611	1,180	118,427	5,233	97,746	59,258	162,237	280,664
Cumulative Jan. - Dec. 2002	519	137	656	72,626	6,933	70,679	11,222	88,834	161,460
Saguenay, Quebec									
November ^f	15	0	15	2,843	5,103	706	781	6,590	9,433
December ^p	3	1	4	765	42	1,267	292	1,601	2,366
Cumulative Jan. - Dec. 2003	226	188	414	57,098	12,203	36,234	21,233	69,670	126,768
Cumulative Jan. - Dec. 2002	283	295	578	78,862	8,907	32,372	54,470	95,749	174,611
Saint John, New Brunswick									
November ^f	35	2	37	6,030	350	2,321	50	2,721	8,751
December ^p	26	16	42	4,167	7	1,323	954	2,284	6,451
Cumulative Jan. - Dec. 2003	457	164	621	70,130	4,799	35,764	7,943	48,506	118,636
Cumulative Jan. - Dec. 2002	383	74	457	58,655	8,636	26,084	4,872	39,592	98,247
Saskatoon, Saskatchewan									
November ^f	61	53	114	14,704	1,894	4,435	388	6,717	21,421
December ^p	53	2	55	7,490	2,571	3,682	2,044	8,297	15,787
Cumulative Jan. - Dec. 2003	691	998	1,689	157,708	14,053	52,809	31,852	98,714	256,422
Cumulative Jan. - Dec. 2002	674	692	1,366	128,389	11,127	72,201	75,637	158,965	287,354
Sherbrooke, Quebec									
November ^f	45	104	149	12,944	1,859	947	2,643	5,449	18,393
December ^p	30	19	49	6,538	1,294	823	9,218	11,335	17,873
Cumulative Jan. - Dec. 2003	610	611	1,221	140,795	13,467	30,955	39,922	84,344	225,139
Cumulative Jan. - Dec. 2002	476	544	1,020	112,181	11,417	22,682	35,709	69,808	181,989
St. Catharines-Niagara, Ontario									
November ^f	110	18	128	24,066	1,158	5,669	12,738	19,565	43,631
December ^p	141	32	173	29,531	3,697	4,831	2,026	10,554	40,085
Cumulative Jan. - Dec. 2003	1,235	306	1,541	259,909	23,821	133,373	89,711	246,905	506,814
Cumulative Jan. - Dec. 2002	1,122	352	1,474	224,890	25,443	381,211	92,492	499,146	724,036
St. John's, Newfoundland and Labrador									
November ^f	144	17	161	22,775	800	5,888	269	6,957	29,732
December ^p	137	58	195	25,016	0	5,409	2,280	7,689	32,705
Cumulative Jan. - Dec. 2003	1,264	364	1,628	215,909	4,232	57,131	16,696	78,059	293,968
Cumulative Jan. - Dec. 2002	1,149	269	1,418	166,358	12,963	57,505	12,806	83,274	249,632

Table 6

Dwelling Units, Value of Residential and Non-residential Building Permits, Census Metropolitan Areas, Seasonally Adjusted, 2003 – Concluded

Month	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Sudbury, Ontario									
November ^f	2	0	2	888	406	538	67	1,011	1,899
December ^p	22	3	25	3,600	418	732	130	1,280	4,880
Cumulative Jan. - Dec. 2003	297	14	311	53,094	4,290	19,244	18,672	42,206	95,300
Cumulative Jan. - Dec. 2002	280	6	286	51,704	24,172	24,480	67,389	116,041	167,745
Thunder Bay, Ontario									
November ^f	14	0	14	2,282	217	534	7,667	8,418	10,700
December ^p	6	0	6	827	6	1,119	64	1,189	2,016
Cumulative Jan. - Dec. 2003	219	13	232	35,921	18,579	28,166	27,060	73,805	109,726
Cumulative Jan. - Dec. 2002	205	39	244	38,367	22,375	12,239	127,362	161,976	200,343
Toronto, Ontario									
November ^f	1,520	3,011	4,531	694,363	50,338	126,916	110,647	287,901	982,264
December ^p	1,926	1,137	3,063	570,475	124,240	249,387	203,655	577,282	1,147,757
Cumulative Jan. - Dec. 2003	19,769	24,691	44,460	7,315,506	998,232	1,958,417	1,396,433	4,353,082	11,668,588
Cumulative Jan. - Dec. 2002	23,021	22,975	45,996	7,271,968	568,312	1,506,890	1,202,012	3,277,214	10,549,182
Trois-Rivières, Quebec									
November ^f	45	23	68	10,738	1,196	1,995	2,090	5,281	16,019
December ^p	40	27	67	8,702	325	1,769	117	2,211	10,913
Cumulative Jan. - Dec. 2003	352	414	766	101,052	33,393	34,724	30,010	98,127	199,179
Cumulative Jan. - Dec. 2002	283	258	541	69,569	21,326	40,898	38,953	101,177	170,746
Vancouver, British Columbia									
November ^f	502	466	968	188,537	9,467	66,013	5,719	81,199	269,736
December ^p	593	949	1,542	289,779	3,975	70,143	18,145	92,263	382,042
Cumulative Jan. - Dec. 2003	5,517	9,419	14,936	2,772,742	90,094	620,615	227,758	938,467	3,711,209
Cumulative Jan. - Dec. 2002	5,194	9,708	14,902	2,490,547	129,291	746,219	219,235	1,094,745	3,585,292
Victoria, British Columbia									
November ^f	111	69	180	27,925	181	23,450	11,802	35,433	63,358
December ^p	118	228	346	42,541	601	3,449	6,271	10,321	52,862
Cumulative Jan. - Dec. 2003	1,162	1,137	2,299	337,268	20,851	146,955	80,228	248,034	585,302
Cumulative Jan. - Dec. 2002	946	855	1,801	270,738	9,167	104,278	63,406	176,851	447,589
Windsor, Ontario									
November ^f	110	128	238	27,021	3,130	6,453	2,405	11,988	39,009
December ^p	110	17	127	21,342	3,199	6,308	5,974	15,481	36,823
Cumulative Jan. - Dec. 2003	1,677	688	2,365	366,083	54,587	105,343	74,270	234,200	600,283
Cumulative Jan. - Dec. 2002	1,684	788	2,472	379,753	58,060	146,975	142,706	347,741	727,494
Winnipeg, Manitoba									
November ^f	149	16	165	24,314	687	21,414	2,806	24,907	49,221
December ^p	206	58	264	32,711	893	22,547	2,018	25,458	58,169
Cumulative Jan. - Dec. 2003	1,801	982	2,783	325,126	28,869	229,155	123,002	381,026	706,152
Cumulative Jan. - Dec. 2002	1,544	206	1,750	255,636	24,690	150,234	45,296	220,220	475,856

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

Part III – Tables (Unadjusted)

Table 7

Dwelling Units, Provinces and Territories, Unadjusted, 2003

Month	Number of dwelling unit						Total dwellings
	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	
Canada							
November ^f	8,525	45	934	1,833	6,632	590	18,559
December ^p	7,267	21	654	1,341	4,632	994	14,909
Cumulative Jan. - Dec. 2003	122,129	789	12,608	20,728	61,133	5,718	223,106
Cumulative Jan. - Dec. 2002	126,324	930	11,411	19,568	51,918	5,195	215,346
Newfoundland and Labrador							
November ^f	149	2	0	0	26	2	179
December ^p	76	0	0	6	28	4	114
Cumulative Jan. - Dec. 2003	1,862	22	16	84	302	38	2,324
Cumulative Jan. - Dec. 2002	1,726	25	14	3	286	31	2,085
Prince Edward Island							
November ^f	20	0	0	0	4	0	24
December ^p	20	2	2	0	0	0	24
Cumulative Jan. - Dec. 2003	559	42	24	35	156	19	835
Cumulative Jan. - Dec. 2002	654	90	16	64	173	18	1,015
Nova Scotia							
November ^f	200	7	4	6	282	4	503
December ^p	144	2	18	33	16	3	216
Cumulative Jan. - Dec. 2003	3,122	100	281	154	1,490	93	5,240
Cumulative Jan. - Dec. 2002	3,401	141	76	124	1,247	88	5,077
New Brunswick							
November ^f	131	7	26	14	126	17	321
December ^p	94	2	0	0	23	4	123
Cumulative Jan. - Dec. 2003	2,593	69	103	49	988	93	3,895
Cumulative Jan. - Dec. 2002	2,429	72	55	88	882	176	3,702
Quebec							
November ^f	1,904	18	234	96	1,994	230	4,476
December ^p	1,321	11	131	60	1,807	797	4,127
Cumulative Jan. - Dec. 2003	24,446	285	1,976	914	20,405	3,018	51,045
Cumulative Jan. - Dec. 2002	21,957	273	1,406	1,002	13,932	2,251	40,821
Ontario							
November ^f	3,336	6	442	1,244	3,202	319	8,549
December ^p	2,933	2	282	730	712	88	4,747
Cumulative Jan. - Dec. 2003	49,609	164	7,376	12,568	16,510	1,810	88,037
Cumulative Jan. - Dec. 2002	54,325	191	6,847	12,439	14,909	1,852	90,563
Manitoba							
November ^f	170	2	0	12	8	0	192
December ^p	164	1	2	0	62	0	229
Cumulative Jan. - Dec. 2003	3,032	22	65	43	1,175	7	4,344
Cumulative Jan. - Dec. 2002	2,606	19	40	9	462	49	3,185

Table 7

Dwelling Units, Provinces and Territories, Unadjusted, 2003 – Concluded

Month	Number of dwelling unit						Total dwellings
	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	
Saskatchewan							
November ^r	103	1	2	0	59	0	165
December ^p	123	0	0	0	1	2	126
Cumulative Jan. - Dec. 2003	1,718	11	50	463	1,065	71	3,378
Cumulative Jan. - Dec. 2002	1,605	16	54	43	832	12	2,562
Alberta							
November ^r	1,488	1	179	197	547	4	2,416
December ^p	1,523	0	191	266	847	1	2,828
Cumulative Jan. - Dec. 2003	21,960	49	2,043	2,591	9,437	103	36,183
Cumulative Jan. - Dec. 2002	25,804	66	2,228	2,293	10,187	210	40,788
British Columbia							
November ^r	997	0	46	264	340	14	1,661
December ^p	847	1	28	236	1,124	95	2,331
Cumulative Jan. - Dec. 2003	12,856	21	665	3,754	9,410	456	27,162
Cumulative Jan. - Dec. 2002	11,458	32	663	3,466	8,654	499	24,772
Yukon							
November ^r	6	1	0	0	0	0	7
December ^p	0	0	0	0	0	0	0
Cumulative Jan. - Dec. 2003	181	3	2	0	10	3	199
Cumulative Jan. - Dec. 2002	168	5	6	0	0	9	188
Northwest Territories							
November ^r	17	0	0	0	20	0	37
December ^p	21	0	0	10	0	0	31
Cumulative Jan. - Dec. 2003	164	0	2	73	121	0	360
Cumulative Jan. - Dec. 2002	155	0	4	0	227	0	386
Nunavut							
November ^r	4	0	1	0	24	0	29
December ^p	1	0	0	0	12	0	13
Cumulative Jan. - Dec. 2003	27	1	5	0	64	7	104
Cumulative Jan. - Dec. 2002	36	0	2	37	127	0	202

Table 8
Dwelling Units, Census Metropolitan Areas, Unadjusted, December 2003

Census Metropolitan Areas	Number of dwelling unit						Total dwellings
	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	
Abbotsford, British Columbia	35	0	0	15	0	0	50
Calgary, Alberta	664	0	97	49	302	0	1,112
Edmonton, Alberta	464	0	50	127	393	0	1,034
Ottawa-Gatineau, Quebec part, Ontario/Quebec	87	0	26	4	170	5	292
Halifax, Nova Scotia	85	0	16	33	2	0	136
Hamilton, Ontario	109	0	0	141	0	0	250
Kingston, Ontario	25	0	0	0	0	3	28
Kitchener, Ontario	225	0	16	29	27	4	301
London, Ontario	121	0	2	12	25	0	160
Montréal, Quebec	769	0	35	20	1,325	735	2,884
Oshawa, Ontario	116	0	10	1	36	1	164
Ottawa-Gatineau, Ontario part, Ontario/Quebec	134	0	4	213	4	10	365
Québec, Quebec	130	0	8	11	106	41	296
Regina, Saskatchewan	69	0	0	0	1	0	70
Saguenay, Quebec	1	1	0	0	0	1	3
Saint John, New Brunswick	11	1	0	0	15	1	28
Saskatoon, Saskatchewan	47	0	0	0	0	2	49
Sherbrooke, Quebec	19	0	0	0	26	0	45
St. Catharines-Niagara, Ontario	95	0	10	1	14	3	123
St. John's, Newfoundland and Labrador	68	0	0	6	28	4	106
Sudbury, Ontario	15	0	0	0	2	1	18
Thunder Bay, Ontario	4	0	0	0	0	0	4
Toronto, Ontario	1,293	0	203	301	438	40	2,275
Trois-Rivières, Quebec	25	0	28	0	4	5	62
Vancouver, British Columbia	411	0	8	150	823	15	1,407
Victoria, British Columbia	81	0	2	15	192	31	321
Windsor, Ontario	74	0	2	5	0	8	89
Winnipeg, Manitoba	129	0	0	0	58	0	187

Table 9

Dwelling Units, Census Metropolitan Areas, Unadjusted, January - December 2003

Census Metropolitan Areas	Number of dwelling unit						Total dwellings
	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	
Abbotsford, British Columbia	772	0	4	84	60	1	921
Calgary, Alberta	8,611	0	769	1,211	3,336	5	13,932
Edmonton, Alberta	6,369	0	832	807	4,056	63	12,127
Ottawa-Gatineau, Quebec part, Ontario/Quebec	1,604	6	345	76	1,225	52	3,308
Halifax, Nova Scotia	1,521	5	228	114	1,210	47	3,125
Hamilton, Ontario	1,640	0	121	1,162	199	51	3,173
Kingston, Ontario	713	9	66	51	291	4	1,134
Kitchener, Ontario	2,719	0	145	858	611	78	4,411
London, Ontario	1,845	0	39	393	503	24	2,804
Montréal, Quebec	11,005	0	684	515	12,826	1,894	26,925
Oshawa, Ontario	2,551	0	663	526	184	16	3,940
Ottawa-Gatineau, Ontario part, Ontario/Quebec	3,173	0	300	2,261	1,014	149	6,897
Québec, Quebec	2,768	3	300	131	2,415	243	5,860
Regina, Saskatchewan	564	0	2	89	520	0	1,175
Saguenay, Quebec	244	14	2	12	84	79	435
Saint John, New Brunswick	447	8	5	14	139	6	619
Saskatoon, Saskatchewan	676	1	48	362	520	71	1,678
Sherbrooke, Quebec	599	1	12	0	598	26	1,236
St. Catharines-Niagara, Ontario	1,223	0	52	178	34	36	1,523
St. John's, Newfoundland and Labrador	1,273	1	14	79	261	30	1,658
Sudbury, Ontario	307	5	12	0	2	1	327
Thunder Bay, Ontario	230	8	8	0	5	0	251
Toronto, Ontario	19,712	0	5,257	6,028	12,353	1,086	44,436
Trois-Rivières, Quebec	359	0	128	14	179	52	732
Vancouver, British Columbia	5,423	0	327	2,572	6,560	199	15,081
Victoria, British Columbia	1,135	5	30	273	714	129	2,286
Windsor, Ontario	1,685	0	200	155	350	14	2,404
Winnipeg, Manitoba	1,747	1	51	31	899	1	2,730

Table 10

Value of Residential and Non-residential Building Permits, Provinces and Territories, Unadjusted, 2003

Month	Value of construction (thousands of dollars)				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
Canada					
November ^r	2,665,797	220,017	719,057	408,201	4,013,072
December ^p	2,096,346	262,682	747,117	324,312	3,430,457
Cumulative Jan. - Dec. 2003	32,028,607	3,629,082	9,320,252	5,840,045	50,817,986
Cumulative Jan. - Dec. 2002	29,586,870	3,277,334	8,642,003	5,755,900	47,262,107
Newfoundland and Labrador					
November ^r	23,628	1,959	14,931	944	41,462
December ^p	13,160	36	4,594	2,320	20,110
Cumulative Jan. - Dec. 2003	296,484	10,365	90,852	22,518	420,219
Cumulative Jan. - Dec. 2002	244,121	18,224	89,031	31,929	383,305
Prince Edward Island					
November ^r	2,879	15	3,017	0	5,911
December ^p	3,277	7,964	2,825	40	14,106
Cumulative Jan. - Dec. 2003	88,785	15,637	60,022	13,160	177,604
Cumulative Jan. - Dec. 2002	96,362	7,477	27,599	14,731	146,169
Nova Scotia					
November ^r	63,132	2,011	20,273	2,917	88,333
December ^p	30,738	3,340	13,715	562	48,355
Cumulative Jan. - Dec. 2003	668,314	64,060	228,943	59,153	1,020,470
Cumulative Jan. - Dec. 2002	623,911	54,140	167,768	31,481	877,300
New Brunswick					
November ^r	28,173	9,351	13,947	1,437	52,908
December ^p	12,598	993	6,423	3,142	23,156
Cumulative Jan. - Dec. 2003	410,852	49,286	184,368	51,682	696,188
Cumulative Jan. - Dec. 2002	372,857	61,265	176,853	52,834	663,809
Quebec					
November ^r	576,441	55,522	153,842	60,361	846,166
December ^p	517,778	35,593	172,193	32,333	757,897
Cumulative Jan. - Dec. 2003	6,568,522	805,902	1,887,751	895,387	10,157,562
Cumulative Jan. - Dec. 2002	5,216,117	720,509	1,684,661	1,007,083	8,628,370
Ontario					
November ^r	1,307,730	107,512	282,184	266,156	1,963,582
December ^p	786,966	149,167	341,141	217,492	1,494,766
Cumulative Jan. - Dec. 2003	14,234,853	1,957,783	3,853,557	3,160,505	23,206,698
Cumulative Jan. - Dec. 2002	13,714,384	1,563,294	3,662,524	3,341,243	22,281,445
Manitoba					
November ^r	26,363	1,730	24,387	3,439	55,919
December ^p	27,203	5,388	19,115	2,943	54,649
Cumulative Jan. - Dec. 2003	525,335	87,920	273,819	176,686	1,063,760
Cumulative Jan. - Dec. 2002	440,764	125,605	205,561	117,016	888,946
Saskatchewan					
November ^r	20,558	2,134	10,284	8,436	41,412
December ^p	17,136	5,900	25,130	3,155	51,321
Cumulative Jan. - Dec. 2003	358,031	35,421	216,276	150,783	760,511
Cumulative Jan. - Dec. 2002	276,427	88,852	196,212	147,130	708,621

Table 10

Value of Residential and Non-residential Building Permits, Provinces and Territories, Unadjusted, 2003 – Concluded

Month	Value of construction (thousands of dollars)				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
Alberta					
November ^r	313,032	18,777	100,915	26,697	459,421
December ^p	311,675	42,124	80,327	28,396	462,522
Cumulative Jan. - Dec. 2003	4,268,519	353,344	1,341,845	720,895	6,684,603
Cumulative Jan. - Dec. 2002	4,607,278	400,851	1,295,727	542,691	6,846,547
British Columbia					
November ^r	293,583	20,296	93,890	27,024	434,793
December ^p	369,569	11,427	76,359	33,101	490,456
Cumulative Jan. - Dec. 2003	4,516,258	244,511	1,125,826	506,910	6,393,505
Cumulative Jan. - Dec. 2002	3,888,147	230,119	1,116,741	424,408	5,659,415
Yukon					
November ^r	887	0	100	195	1,182
December ^p	645	0	922	35	1,602
Cumulative Jan. - Dec. 2003	28,874	562	15,997	6,998	52,431
Cumulative Jan. - Dec. 2002	22,044	1,405	4,086	3,729	31,264
Northwest Territories					
November ^r	5,316	710	1,287	0	7,313
December ^p	4,844	750	4,193	0	9,787
Cumulative Jan. - Dec. 2003	51,429	4,281	22,725	8,748	87,183
Cumulative Jan. - Dec. 2002	53,803	4,409	7,252	26,099	91,563
Nunavut					
November ^r	4,075	0	0	10,595	14,670
December ^p	757	0	180	793	1,730
Cumulative Jan. - Dec. 2003	12,351	10	18,271	66,620	97,252
Cumulative Jan. - Dec. 2002	30,655	1,184	7,988	15,526	55,353

Table 11**Value of Residential and Non-residential Building Permits, Census Metropolitan Areas, Unadjusted, December 2003**

Census Metropolitan Areas	Value of construction (thousands of dollars)				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
Abbotsford, British Columbia	6,521	2,944	534	3,210	13,209
Calgary, Alberta	141,996	2,902	33,810	7,407	186,115
Edmonton, Alberta	87,756	2,073	28,042	17,296	135,167
Ottawa-Gatineau, Quebec part, Ontario/Quebec	32,194	0	1,959	1,531	35,684
Halifax, Nova Scotia	20,316	2,500	4,447	0	27,263
Hamilton, Ontario	41,895	877	30,875	10,026	83,673
Kingston, Ontario	4,093	450	3,766	181	8,490
Kitchener, Ontario	41,681	15,404	11,367	5,925	74,377
London, Ontario	23,081	1,672	2,264	9,070	36,087
Montréal, Quebec	375,780	19,625	113,055	16,661	525,121
Oshawa, Ontario	28,226	178	4,490	5,582	38,476
Ottawa-Gatineau, Ontario part, Ontario/Quebec	53,195	2,227	17,915	9,886	83,223
Québec, Quebec	31,222	2,236	25,343	2,145	60,946
Regina, Saskatchewan	10,017	2,790	3,287	1,035	17,129
Saguenay, Quebec	485	58	1,357	270	2,170
Saint John, New Brunswick	2,392	7	1,323	954	4,676
Saskatoon, Saskatchewan	5,831	2,571	3,325	2,044	13,771
Sherbrooke, Quebec	4,905	1,771	881	8,526	16,083
St. Catharines-Niagara, Ontario	20,133	2,855	4,211	1,464	28,663
St. John's, Newfoundland and Labrador	11,940	0	3,128	2,280	17,348
Sudbury, Ontario	2,395	323	638	94	3,450
Thunder Bay, Ontario	539	5	975	46	1,565
Toronto, Ontario	410,204	95,957	217,366	147,166	870,693
Trois-Rivières, Quebec	7,000	445	1,895	108	9,448
Vancouver, British Columbia	247,721	3,975	61,629	18,145	331,470
Victoria, British Columbia	36,228	601	3,030	6,271	46,130
Windsor, Ontario	14,148	2,471	5,498	4,317	26,434
Winnipeg, Manitoba	21,060	893	17,926	2,018	41,897

Table 12

Value of Residential and Non-residential Building Permits, Census Metropolitan Areas, Unadjusted, January – December 2003

Census Metropolitan Areas	Value of construction (thousands of dollars)				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
Abbotsford, British Columbia	118,897	18,930	22,607	14,620	175,054
Calgary, Alberta	1,822,532	87,937	533,554	381,548	2,825,571
Edmonton, Alberta	1,206,651	55,730	361,260	140,633	1,764,274
Ottawa-Gatineau, Quebec part, Ontario/Quebec	391,962	4,246	71,130	38,123	505,461
Halifax, Nova Scotia	398,157	30,781	115,785	26,607	571,330
Hamilton, Ontario	487,726	95,730	155,033	353,623	1,092,112
Kingston, Ontario	127,832	5,849	45,806	28,905	208,392
Kitchener, Ontario	602,073	79,499	179,213	85,341	946,126
London, Ontario	364,723	55,549	134,076	159,450	713,798
Montréal, Quebec	3,503,944	249,447	1,085,987	491,903	5,331,281
Oshawa, Ontario	687,254	110,383	107,223	199,176	1,104,036
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,031,274	26,635	473,482	146,181	1,677,572
Québec, Quebec	664,782	40,145	240,645	63,030	1,008,602
Regina, Saskatchewan	116,604	5,233	83,671	59,258	264,766
Saguenay, Quebec	62,785	12,102	34,953	21,795	131,635
Saint John, New Brunswick	70,522	4,799	35,764	7,943	119,028
Saskatoon, Saskatchewan	156,933	14,053	47,880	31,852	250,718
Sherbrooke, Quebec	141,758	13,878	29,395	39,415	224,446
St. Catharines-Niagara, Ontario	256,659	22,839	116,866	99,502	495,866
St. John's, Newfoundland and Labrador	213,006	4,232	59,350	16,696	293,284
Sudbury, Ontario	56,762	4,419	19,854	18,078	99,113
Thunder Bay, Ontario	38,737	14,778	28,012	29,533	111,060
Toronto, Ontario	7,391,618	962,927	1,884,278	1,378,254	11,617,077
Trois-Rivières, Quebec	100,538	35,138	33,623	32,820	202,119
Vancouver, British Columbia	2,754,497	90,094	603,954	227,758	3,676,303
Victoria, British Columbia	333,740	20,851	134,423	80,228	569,242
Windsor, Ontario	370,712	50,356	102,303	69,912	593,283
Winnipeg, Manitoba	319,009	28,869	218,254	123,002	689,134

Table 13

Value of the Non-residential Permits by Type of Building, Provinces and Territories, December 2003

Type of building	Canada	N.L.	P.E.I.	N.S.	N.B.	Que.	Ont.	Man.	Sask.	Alta	B.C.	Yukon	N.W.T.	Nunavut
thousands of dollars														
Total non-residential	1,334,111	6,950	10,829	17,617	10,558	240,119	707,800	27,446	34,185	150,847	120,887	957	4,943	973
Industrial	262,682	36	7,964	3,340	993	35,593	149,167	5,388	5,900	42,124	11,427	0	750	0
Factories, plants	151,752	0	5,900	2,500	0	21,880	78,536	0	4,568	32,166	6,202	0	0	0
Transportation, utilities	22,857	0	1,600	0	0	2,905	8,335	2,585	250	6,100	332	0	750	0
Mining and agriculture	56,259	0	0	300	320	3,755	46,543	2,000	0	1,309	2,032	0	0	0
Minor industrial projects, new and improvements ¹	31,814	36	464	540	673	7,053	15,753	803	1,082	2,549	2,861	0	0	0
Commercial	747,117	4,594	2,825	13,715	6,423	172,193	341,141	19,115	25,130	80,327	76,359	922	4,193	180
Trade and services	177,429	2,836	2,150	772	850	56,854	60,450	8,251	3,158	24,235	17,501	372	0	0
Warehouses	145,874	0	0	510	430	61,805	47,201	0	0	19,977	15,951	0	0	0
Service stations	22,704	0	0	1,800	0	2,950	15,915	0	0	1,500	539	0	0	0
Office buildings	146,080	0	400	500	271	17,740	98,248	6,650	1,863	6,808	9,250	350	4,000	0
Recreation	49,756	0	0	4,176	1,093	7,200	16,837	0	15,000	350	5,100	0	0	0
Hotels, restaurants	47,746	500	0	3,087	1,575	5,284	13,410	700	2,298	9,270	11,622	0	0	0
Laboratories	53,128	0	0	0	0	848	50,800	0	0	1,200	280	0	0	0
Minor commercial projects, new and improvements ¹	104,400	1,258	275	2,870	2,204	19,512	38,280	3,514	2,811	16,987	16,116	200	193	180
Institutional and governmental	324,312	2,320	40	562	3,142	32,333	217,492	2,943	3,155	28,396	33,101	35	0	793
Schools, education	148,625	1,896	0	0	500	16,306	99,302	0	1,693	8,526	20,402	0	0	0
Hospitals, medical	111,639	0	0	0	2,137	2,125	86,400	1,500	0	15,678	3,799	0	0	0
Welfare, home	8,031	0	0	0	0	2,619	3,550	576	736	0	0	0	0	550
Churches, religion	15,796	0	0	0	0	0	12,948	0	0	1,328	1,520	0	0	0
Government buildings	20,330	0	0	0	0	7,254	7,800	0	0	1,040	4,236	0	0	0
Minor institutional and governmental projects, new and improvements ¹	19,891	424	40	562	505	4,029	7,492	867	726	1,824	3,144	35	0	243

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

Part IV – Monthly Survey of Building Permits - Data Quality, Concepts and Methodology

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 Sources 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 2,350, 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) and Private and Public Investment in Canada Intentions (cat. no. 61-205).

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 1996 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 1996 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 1996 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 1996 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 2001, 99.5% 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, now available on diskette, 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.

Related Products and Services

Selected Related Publications

Catalogue

62-202 Spending patterns in Canada

75-202 Income in Canada.

61-205 Private and public investment in Canada, intentions

61-206 Private and public investment in Canada, intentions



Building and demolition permits

Monthly Report

Permis de construction et de démolition

Rapport mensuel



1		<i>If necessary, please update corresponding information – Si nécessaire, veuillez mettre à jour les renseignements correspondants</i>	
2		Reporting Entity Name – Nom de l'entité rapportante	
3		Municipal Status (if applicable) – Statut municipal (s'il y a lieu)	
4		Address – Adresse	
5		6	Postal Code – Code postal
7		Contact Name – Nom du contact	
8		Contact Title – Titre du contact	
9		Language of Preference – Langue de préférence	
		1 <input type="checkbox"/> English 2 <input type="checkbox"/> Français	
10		Telephone Number – Numéro de téléphone	

<p align="center">General Information</p> <p>Confidential when completed.</p> <p>The collection of this information is authorized by the Statistics Act, Revised Statutes of Canada, 1985, Chapter S19.</p> <p>To avoid duplication of enquiry and to provide consistent statistics, this survey is being conducted under cooperative agreements, made in accordance with the Statistics Act, Revised Statutes of Canada, 1985, Chapter S19 under Section 11 for the exchange of information with: the Manitoba Bureau of Statistics, the Saskatchewan Bureau of Statistics and the British Columbia Central Statistics Bureau for respondents in each of the respective provinces; and under Section 12 for joint collection and sharing information with: the Northwest Territories Bureau of Statistics and the Canada Mortgage and Housing Corporation.</p> <p>Agreements coming under Section 12 of the Canada Statistics Act shall not apply to any respondent who give notice in writing to the Chief Statistician that he/she objects to the sharing of the information.</p> <p>Results of this survey will enable Statistics Canada to estimate residential and non-residential construction activity at various geographical level. The latter are published monthly in Catalogue 64-001, Building Permits.</p> <p>PLEASE REFER TO THE SURVEY REPORTING GUIDE AND SELF CODING GUIDE WHEN COMPLETING YOUR REPORT. If you require additional copies of these guides please contact us at 1-888-404-3339.</p>	<p align="center">Renseignements généraux</p> <p>Confidentiel une fois rempli.</p> <p>La collecte de cette information est autorisée par la Loi sur la statistique, Lois révisées du Canada, 1985, chapitre S19.</p> <p>Afin d'éviter tout chevauchement des enquêtes et de fournir des statistiques uniformes, Statistique Canada mène cette enquête aux termes d'accords conjoints conclus en vertu de l'article 11 de la Loi sur la statistique, Lois révisées du Canada, 1985, chapitre S19 pour l'échange de renseignements avec: le «Manitoba Bureau of Statistics», le «Saskatchewan Bureau of Statistics» et le «British Columbia Central Statistics Bureau» pour les répondants de ces différentes provinces; et en vertu de l'article 12 pour le rassemblement conjoint et l'échange de renseignements avec: le «Northwest Territories Bureau of Statistics» et la Société canadienne d'hypothèques et de logement.</p> <p>Les accords aux termes de l'article 12 de la Loi sur la statistique ne s'appliquent pas aux répondants qui s'opposent à l'échange de renseignements dans une lettre jointe au questionnaire dûment rempli et adressé au statisticien en chef du Canada.</p> <p>Les résultats de cette enquête permettront à Statistique Canada d'estimer l'activité de la construction résidentielle et non résidentielle à différents niveaux géographiques. Ces derniers sont publiés mensuellement dans Permis de bâtir, n° 64-001 au catalogue.</p> <p>VEUILLEZ CONSULTER LE GUIDE DE DÉCLARATION DE L'ENQUÊTE ET LE GUIDE POUR AUTOCODAGE POUR REMPLIR VOTRE RAPPORT. Si vous avez besoin des copies supplémentaires, veuillez communiquer au 1-888-404-3339.</p>
---	--

<p>11</p> <p align="center">Coverage Profile Update</p> <p>Is the geographical coverage of this monthly report different from that of your last report due to a change in boundaries, level of administration, etc.</p> <p align="right">1 <input type="checkbox"/> Yes Oui</p>	<p align="center">Mise à jour du profil de couverture</p> <p>Est-ce que la couverture géographique de ce rapport mensuel est différente de celle de votre rapport précédent dû à un changement de frontières, du niveau d'administration, etc.</p> <p align="right">2 <input type="checkbox"/> No Non</p>
--	--

<p>12</p> <p align="center">Reporting Period – Période visée</p> <p><i>Please use a separate form for each month being reported.</i> <i>Veillez utiliser un formulaire différent pour chaque mois rapporté.</i></p> <p>Year Année</p> <table border="1" style="width: 100px; height: 20px; margin-left: 20px;"> <tr> <td style="width: 25px;"></td> <td style="width: 25px;"></td> <td style="width: 25px;"></td> <td style="width: 25px;"></td> </tr> </table> <p>Month Mois</p> <table border="1" style="width: 50px; height: 20px; margin-left: 20px;"> <tr> <td style="width: 25px;"></td> <td style="width: 25px;"></td> </tr> </table>							<p>13</p> <p align="center">Stock Requirements – Besoins de fournitures</p> <p><i>If forms or return envelopes are required, please check:</i> <i>Si vous avez besoin de formulaires ou d'enveloppes de retour, prière de l'indiquer:</i></p> <p>1 <input type="checkbox"/> Forms Formulaires</p> <p>2 <input type="checkbox"/> Statistics Canada Return Envelopes Enveloppes de retour Statistique Canada</p> <p>3 <input type="checkbox"/> CMHC Return Envelopes Enveloppes de retour SCHL</p>

<p align="center">Report Prepared by – Rapport préparé par</p> <p>Signature: <input style="width: 300px; height: 20px;" type="text"/></p> <p>Year Année</p> <table border="1" style="width: 60px; height: 20px; margin-left: 20px;"> <tr> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> </tr> </table> <p>Month Mois</p> <table border="1" style="width: 40px; height: 20px; margin-left: 20px;"> <tr> <td style="width: 20px;"></td> <td style="width: 20px;"></td> </tr> </table> <p>Day Jour</p> <table border="1" style="width: 40px; height: 20px; margin-left: 20px;"> <tr> <td style="width: 20px;"></td> <td style="width: 20px;"></td> </tr> </table>								<p>14</p> <p align="center">Nil Report – Rapport nul</p> <p><i>If no permits were issued during the month, simply check the box below:</i> <i>Si aucun permis n'a été émis durant le mois, cochez simplement la case ci-dessous:</i></p> <p>1 <input type="checkbox"/> No Permits Aucun permis</p> <p align="center">Statistics Canada Use – Usage Statistique Canada</p> <p>MP <input type="checkbox"/> T <input type="checkbox"/> Status-État <input style="width: 50px;" type="text"/></p> <p>Int I.D. – Id. de l'int. <input style="width: 100px;" type="text"/></p>

Section A: Major Construction Projects – Projets de construction majeurs

1	2	3	4	5	6	7	8	9	10	11
Line No. N° de ligne	Permit No. Numéro du permis	Name and Address of Owner Nom et adresse du propriétaire	Name and Address of Builder Nom et adresse du constructeur	Construction Location Site des travaux	Type of Building Code Code pour type de bâtiment	Type of Work Code Code pour type de travaux	Value of Construction Valeur des travaux \$	Dwelling Units Unités de logement Created Créées Lost Supprimées	Total Building Area Aire totale du bâtiment Check one: Cochez: 1 <input type="checkbox"/> FT ² /PI ² 2 <input type="checkbox"/> M ²	Line No. N° de ligne
01							,000			01
02							,000			02
03							,000			03
04							,000			04
05							,000			05
06							,000			06
07							,000			07
08							,000			08
09							,000			09
10							,000			10
11							,000			11
12							,000			12
13							,000			13
14							,000			14

Section B: Minor Residential Additions and Renovations – Additions et rénovations résidentielles mineures

Permits valued at less than \$50,000 Permis évalués à moins de \$50,000		Line No. No. de ligne	Value of Permits Valeur des permis \$	Number of Permits Nombre de permis
New garages and carports Garages et abris d'auto neufs	Single dwellings Logements simples	01	,000	
	Multiple dwellings Logements multiples	02	,000	
New inground swimming pools Piscines creusées neuves	Single dwellings Logements simples	03	,000	
	Multiple dwellings Logements multiples	04	,000	
Other improvements Autres améliorations	Single dwellings Logements simples	05	,000	
	Multiple dwellings Logements multiples	06	,000	
Totals for this section Totaux de cette section		07	,000	

Section C: Minor Non-Residential Projects – Projets non résidentiels mineurs

Permits valued at less than \$250,000 Permis évalués à moins de \$250,000		Line No. No. de ligne	Value of Permits Valeur des permis \$	Number of Permits Nombre de permis
Industrial Industriel	New construction Construction neuve	08	,000	
	Additions and renovations Additions et rénovations	09	,000	
Commercial	New construction Construction neuve	10	,000	
	Additions and renovations Additions et rénovations	11	,000	
Institutional and Governmental Institutionnel et gouvernemental	New construction Construction neuves	12	,000	
	Additions and renovations Additions et rénovations	13	,000	
Totals for this section Totaux de cette section		14	,000	

Section D: Residential Demolitions – Démolitions résidentielles

Type of dwelling Type de logement	None Aucune (✓)	Single-detached Maison individuelle	Cottage Chalet	Semi-detached Semi-détaché	Row Rangée	Apartment Appartement
No. of dwelling units demolished Nombre d'unités de logement démolies	1 <input type="checkbox"/>					

Confidentiality

Confidentialité

Statistics Canada is prohibited by law from publishing any statistics which would divulge information obtained from this survey that relates to any identifiable business without the previous written consent of that business. The data reported on this questionnaire will be treated in strict confidence, used for statistical purposes and published in aggregate form only. The confidentiality provisions of the Statistics Act are not affected by either the Access to Information Act or any other legislation.

La loi interdit à Statistique Canada de publier des statistiques recueillies au cours de cette enquête qui permettraient d'identifier une entreprise sans que celle-ci en ait donné l'autorisation par écrit au préalable. Les données déclarées sur ce questionnaire resteront confidentielles. Elles serviront exclusivement à des fins statistiques et elles seront publiées seulement de façons agrégée. Les dispositions de la Loi sur la statistique qui traitent de la confidentialité ne sont modifiées d'aucune façon par la Loi sur l'accès à l'information ou toute autre loi.

General Instructions

Directives générales

Please complete your monthly report in triplicate and send:
 ► one copy to **Statistics Canada** in pre-addressed envelope
 ► one copy to the local office of the **Canada Mortgage and Housing Corporation** in pre-addressed envelope
 ► keep one copy for your files
 Please forward your completed report no later than **10 days after the end of the reporting period.**
 Note: Shaded cells are for Statistics Canada use only.

Veillez remplir votre rapport mensuel en trois exemplaires et:
 ► faire parvenir une copie à **Statistique Canada** dans l'enveloppe pré-adressée
 ► faire parvenir une copie au bureau régional de la **Société canadienne d'hypothèques et de logement** dans l'enveloppe pré-adressée
 ► garder une copie pour vos dossiers
 Veuillez remplir et nous faire parvenir votre rapport au plus tard **10 jours après la fin du mois.**
 N.B. Les cases ombrées du formulaire sont strictement réservées à l'usage de Statistique Canada.

Correspondence

Correspondance

► **If you need more forms or return envelopes do ONE ONLY of the following:**
 • Check off the appropriate box(es) in the **"Stock Requirements"** section, page 1, cell 13 of the questionnaire.
 • Telephone us.
 • Send us a FAX.
 • Contact us via "internet e-mail".
 ► **Do you have questions regarding the survey?**
 ► **Do you need help in completing the form?**
 ► **Do you require additional copies of the "Survey Reporting Guide" and/or the "Self Coding Guide"?**
Telephone: 1-888-404-3339 (toll free)
FAX: 1-888-505-8091 (toll free)
Internet: bdps@stcinet.statcan.ca

► **Si vous avez besoin d'autres formulaires ou d'enveloppes de retour faites seulement un des suivants.**
 • Cochez le ou les case(s) appropriée(s) à la section **"Besoins de fournitures"**, page 1, case 13 du questionnaire.
 • Veuillez nous téléphoner.
 • Veuillez nous faire parvenir un FAX.
 • Veuillez nous faire parvenir un message par "courrier électronique".
 ► **Avez-vous des questions ayant trait à l'enquête?**
 ► **Avez-vous besoin d'aide à compléter le formulaire?**
 ► **Avez-vous besoin des copies supplémentaires du "Guide de déclaration de l'enquête" et/ou le "Guide pour autocodage"?**
Téléphone: 1-888-404-3339 (sans frais)
FAX: 1-888-505-8091 (sans frais)
Internet: bdps@stcinet.statcan.ca

If you chose to transmit the questionnaire or information to Statistics Canada by facsimile or internet e-mail communication, please be advised that there could be a risk of disclosure during the communication process. However, upon receipt of your communication, Statistics Canada will provide the guaranteed level of protection afforded to all information collected under the authority of the Statistics Act.

Si vous nous transmettez le questionnaire ou de l'information par télécopieur ou par courrier électronique Statistique Canada tient à vous avertir que la transmission des renseignements peut poser un risque de divulgation. Toutefois, dès la réception du document, Statistique Canada offrira le niveau de protection garanti pour tous les renseignements recueillis aux termes de la Loi sur la statistique.