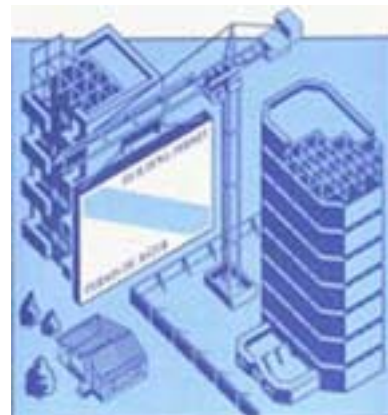




Catalogue no. 64-001-XIE

# Building permits

December 2005



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Current investment indicators section

# Building permits

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

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

## Important notice

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

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Current Investment Indicators Section  
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Tunney's Pasture  
Ottawa, Ontario  
K1A 0T6  
or by telephoning: (613) 951-4646

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## Highlights

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- Canada's building boom showed no signs of abating in 2005, as the total value of construction permits roared over the \$60-billion mark for the first time following a record month in December.

## Analysis – Annual 2005 (preliminary) and December 2005

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Canada's building boom showed no signs of abating in 2005, as the total value of construction permits roared over the \$60-billion mark for the first time following a record month in December. In fact, several monthly and annual records were broken.

Contractors took out a record \$60.7 billion worth of building permits last year, 9.3% higher than the previous high of \$55.6 billion issued in 2004. The level for December alone hit a record \$6.3 billion. The annual level of permits has now increased for 10 consecutive years.

Construction intentions for the year reached new peaks in every province except Newfoundland and Labrador, Quebec and Manitoba.

Last year's surge was due primarily to record investment projects in the non-residential sector, which amounted to \$22.0 billion, up 17.6% from the \$18.7 billion issued in 2004.

Non-residential permits rose in every province, except Quebec and Manitoba, but it was the vigorous economies of Alberta and British Columbia that fuelled most of the gain. If these two provinces were excluded, the annual value of non-residential permits would have risen only 3.3%.

In the housing sector, the value of permits rose 5.1% to \$38.7 billion in 2005, fuelled by strong demand for new multi-family dwellings. The value of single-family permits remained almost unchanged. Again, Alberta and British Columbia were behind this increase, as the value of residential permits fell 1.5% in all other provinces and territories combined.

The demand for new housing clearly remained strong. Municipalities authorized the construction of 238,830 new dwelling units last year, down a slight 1.1% from 2004, but still the second highest number since 1987.

Regionally, double-digit growth was recorded in the total value of permits in every metropolitan area in the three westernmost provinces. Annual gains in Calgary, Edmonton and Vancouver greatly surpassed increases in all other metropolitan areas, thanks to strong increases in both residential and non-residential components. In contrast, Toronto and Montréal showed the biggest losses.

### Note to readers

This release presents seasonally adjusted monthly data, which ease comparisons by removing the effects of seasonal variations. The annual totals correspond to the sum of the unadjusted monthly figures and are preliminary.

The Building Permits Survey covers 2,350 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 (for example, waterworks, sewers or culverts) and land.

### Non-residential sector: Strong advances in all three components

All three components contributed to the record year for non-residential construction intentions.

The value of commercial permits hit a record high \$12.0 billion, up 18.5% from 2004 and the second annual record high in a row. A record value for hotel and restaurant buildings and strong construction intentions for office buildings were behind this huge increase.



The institutional component rose 17.4% to \$6.0 billion, also a record high. This growth was based mainly on strong construction intentions in the education and medical categories.

Industrial construction intentions rose 15.1% to \$4.0 billion in 2005, the smallest annual gain among the three. The main factor behind this gain was construction projects for manufacturing buildings and in the utility and transportation categories.

Provincially, the largest annual increase (in dollars) occurred in Alberta where the value of non-residential permits soared 68.8% to a record \$4.2 billion, thanks to gains in all three components. In British Columbia, the value of non-residential permits surged 54.7% to \$3.2 billion.

Gains were posted in 20 of the 28 census metropolitan areas in the non-residential sector last year. The strongest growth occurred in Calgary, where the value of permits surged 78.1% to \$1.6 billion and where all three components increased. This robust growth was based mainly on strong construction intentions in the office building category. Non-residential permits also rose a significant 36.8% to \$1.7 billion in Vancouver.

Non-residential building construction benefited from low interest rates throughout 2005, even though contractors had to contend with higher construction costs, which added upward pressure on amounts invested. Strong retail sales, high levels of industrial capacity utilization and tighter office vacancy rates in several centres also contributed to the robust gains.

### **Housing: Demand shifts toward multi-family units**

Demand in the residential sector shifted last year toward multi-family dwellings. In 2005, they accounted for 48.9% of all new dwelling units authorized, up from 46.0% the year before. It was the highest proportion since 1982 when they represented 51.2% of all new units.

The demand for single-family units declined 6.3% in 2005 as municipalities approved the construction of 122,090 new single units.

Despite the decrease in the number of units, the value of permits for single-family dwellings rose 1.0% to \$25.2 billion, thanks to higher prices.

On the other hand, these high prices led to the shift in demand toward multi-family dwellings. Municipalities authorized 116,740 multi-family units, up 5.1% from 2004 and the highest number since 1977.

The value of multi-family permits issued increased 13.5% to \$13.5 billion.

Among the factors behind last year's strong results in the residential sector were low mortgage rates, growth in full-time employment, the dynamic economy in Western Canada and a high level of immigration.

### **December 2005: Several records tumble**

In December, the value of building permits soared to a record \$6.3 billion, up 27.4% from November and 15.3% higher than the previous monthly record of \$5.4 billion set in August.

December's big gain was the result of a huge jump in the number of approved multi-family projects in Toronto. Several permits related to applications received earlier had to be issued before the end of 2005 in order to avoid higher development charges. Furthermore, building permit fees increased as of January 2006.

In December alone, Toronto issued \$1.2 billion worth of building permits, more than four times the monthly average of \$288 million during the first 11 months of the year.

New provincial records for monthly permits were set in Ontario, Alberta and British Columbia.

In the housing sector, the value of permits in December hit a record \$4.4 billion, up 40.8% from November and 29.7% higher than the previous record set in June 2004. In the non-residential sector, intentions were up a more moderate 3.3% to \$1.8 billion, with gains in the commercial and institutional components.

The value of multi-family permits more than doubled to a record \$2.0 billion, well above the previous high of \$1.3 billion in June 2004. Furthermore, the value of single-family permits was up 9.0% to a record \$2.44 billion, surpassing the previous peak of \$2.41 billion set in December 2004.

Apart from Ontario's exceptional results in housing, new monthly records were also set in December in residential intentions in Alberta (\$659 million) and British Columbia (\$796 million). In both provinces, single- and multi-family components contributed to the strong results.

The non-residential sector shrugged off three consecutive months of declines in December, increasing 3.3% to \$1.8 billion, with seven of the provinces recording gains.

The commercial component halted two months of declines, rising 13.2% to \$1.1 billion. Alberta showed the strongest growth in this sector, with construction intentions increasing particularly for office buildings.

The value of institutional permits increased 3.7% to \$454 million. Education and social service buildings were behind this increase.

The value of industrial permits fell 24.3% to \$267 million, the second consecutive monthly decrease and the lowest level in 10 months. All industrial categories showed declines.

This was in line with Statistics Canada's latest Business Condition Survey that showed manufacturers were slightly more cautious in their outlook for the first quarter of 2006, compared with the fourth quarter of 2005.

Chart 1

Total value of building permits

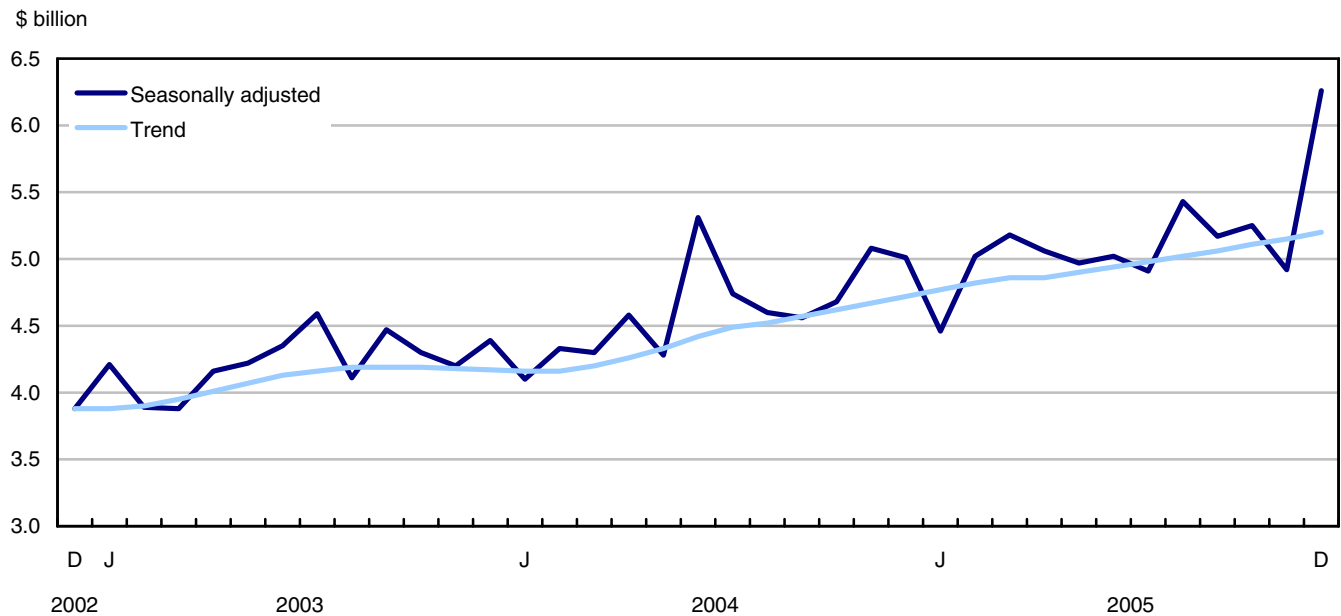


Chart 2

Residential value of building permits - Total

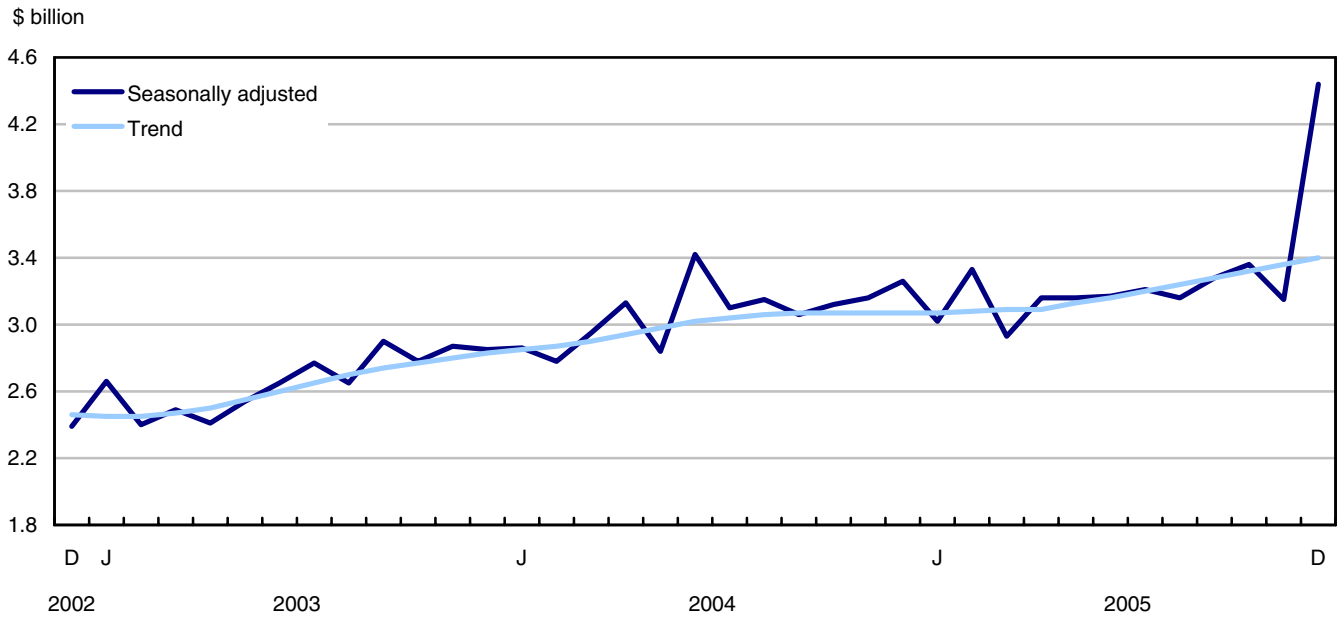


Chart 3

Number of dwelling units - Single and multiple

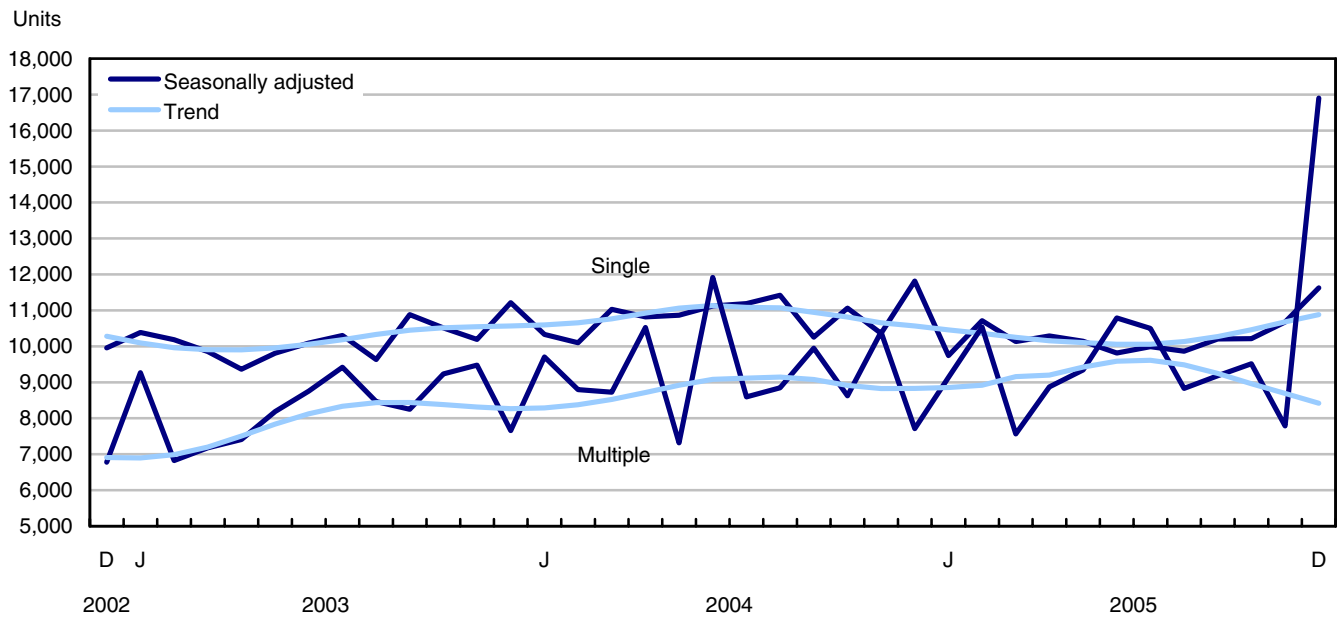


Chart 4

Non residential value of building permits - Total

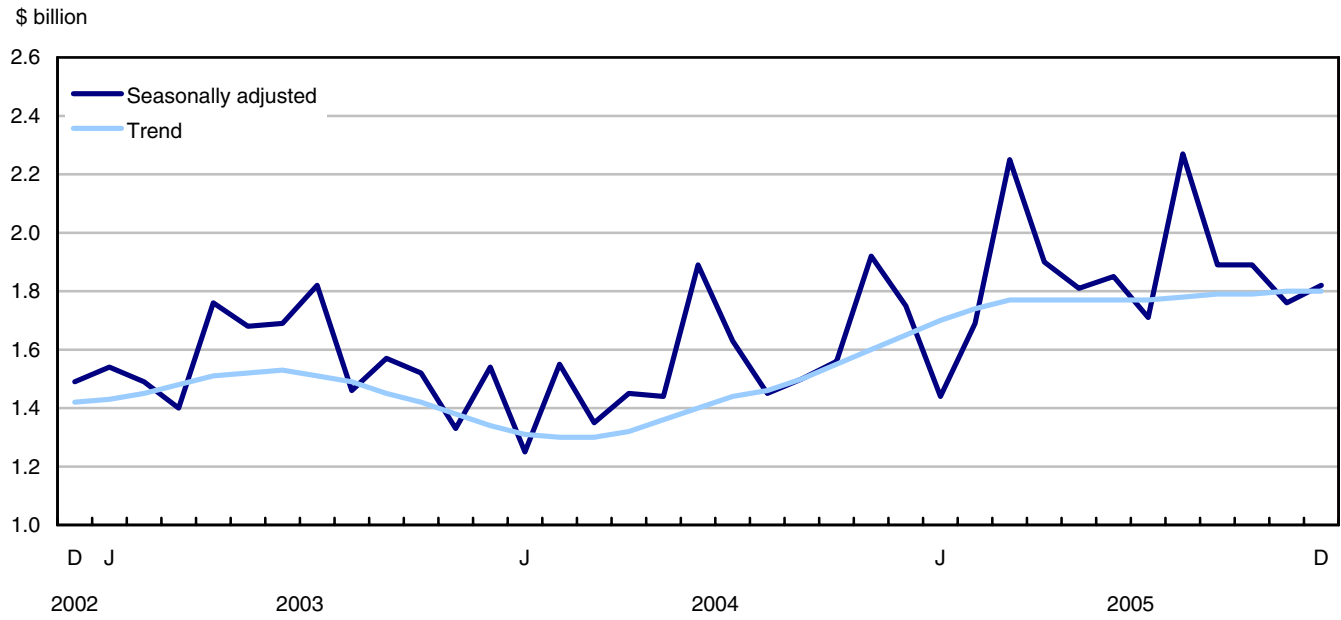


Chart 5

Commercial value of building permits

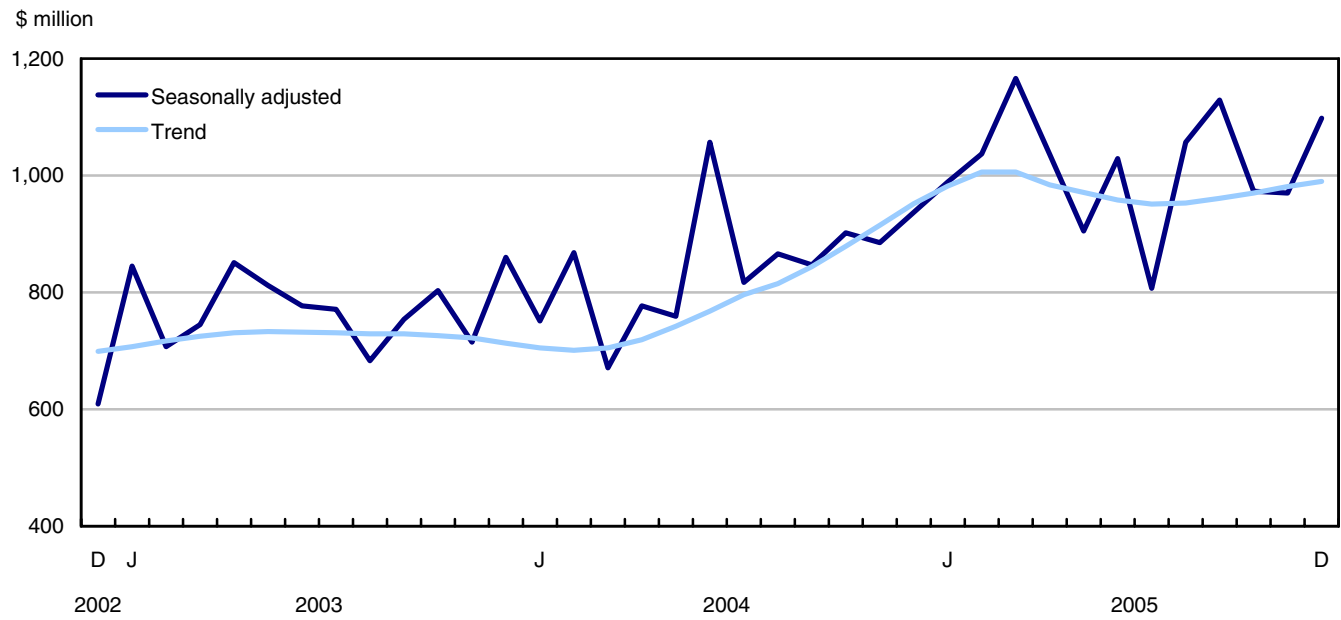


Chart 6

Industrial value of building permits

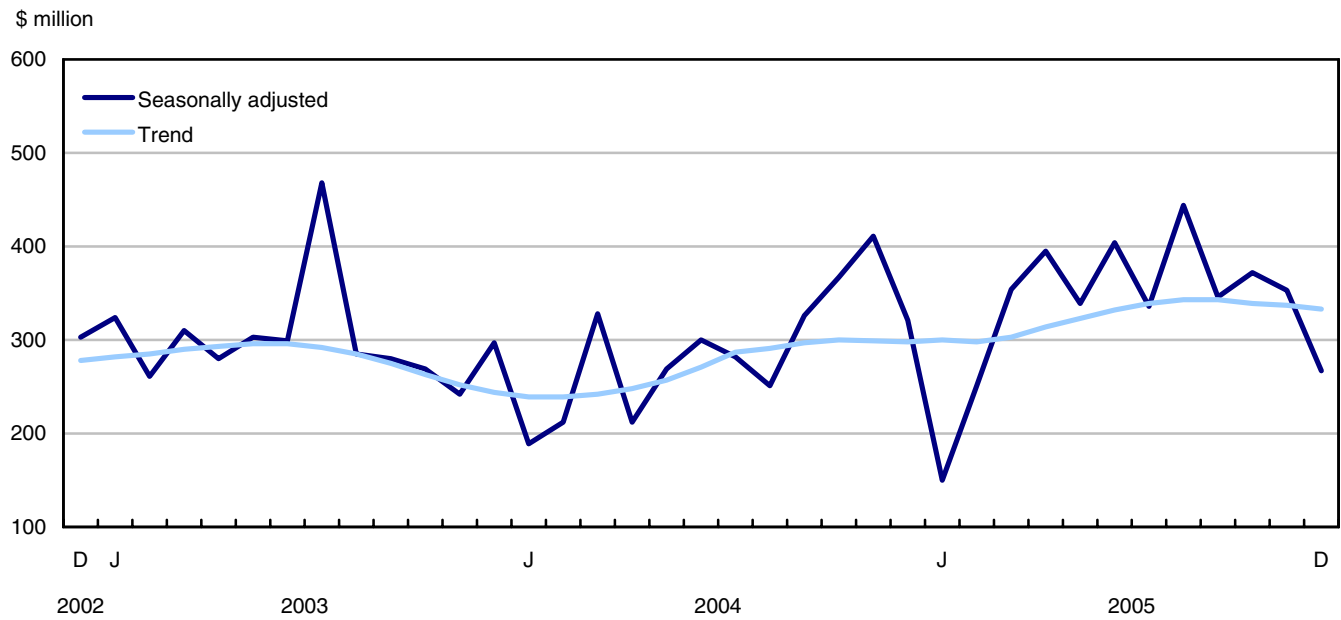
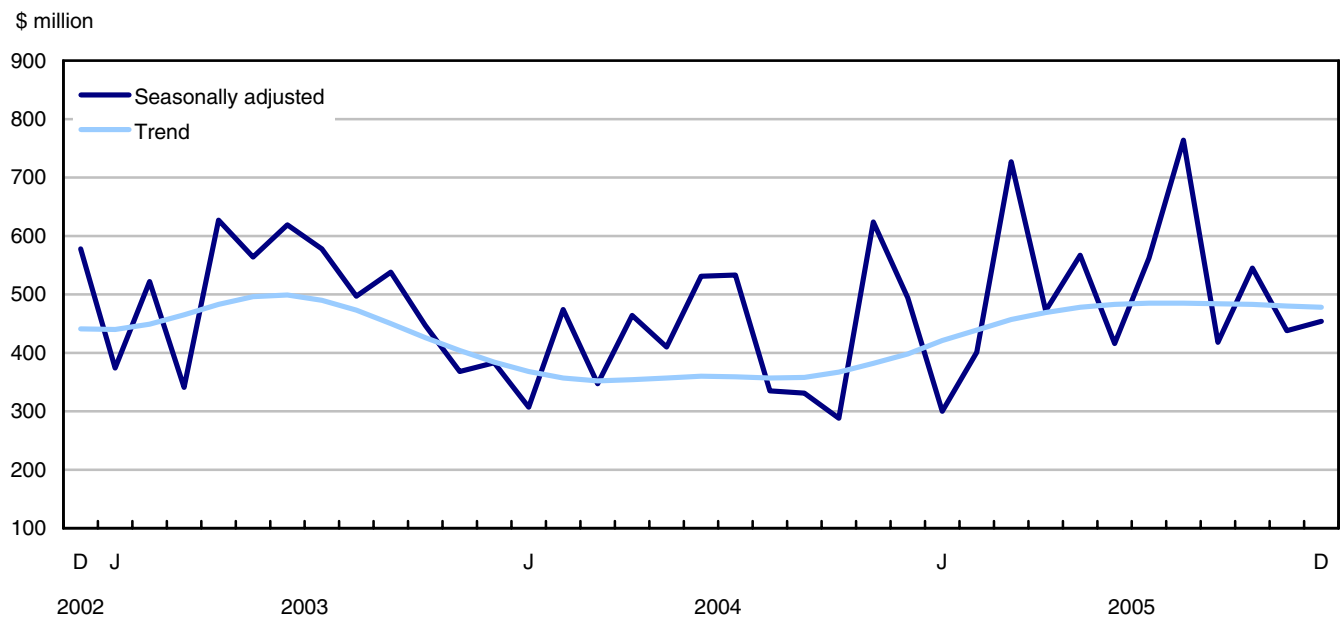


Chart 7

Institutional and governmental value of building permits



## Related products

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### Selected publications from Statistics Canada

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

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### Selected technical and analytical products from Statistics Canada

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

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

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### Selected surveys from Statistics Canada

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

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- *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

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Table 1

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

	2005		December to November	November to October	October to September	September to August	August to July	July to June
	December <sup>p</sup>	November <sup>r</sup>						
	thousands of dollars		percentage change					
<b>Canada</b>	<b>6,260,116</b>	<b>4,915,316</b>	<b>27.4</b>	<b>-6.3</b>	<b>1.4</b>	<b>-4.7</b>	<b>10.6</b>	<b>-2.2</b>
Newfoundland and Labrador	33,187	32,824	1.1	-14.6	-22.1	0.6	69.5	-47.7
Prince Edward Island	17,224	21,228	-18.9	38.5	-23.4	-53.0	153.6	-13.1
Nova Scotia	97,905	96,394	1.6	-22.0	3.0	25.5	-11.4	2.0
New Brunswick	56,692	59,737	-5.1	-26.1	-16.6	-0.5	14.1	17.3
Quebec	897,461	875,055	2.6	-13.7	-5.1	8.0	-9.5	6.7
Ontario	2,854,875	1,836,779	55.4	-4.1	-0.7	-10.7	20.4	-7.2
Manitoba	94,202	125,737	-25.1	55.2	-16.3	1.1	15.9	-43.0
Saskatchewan	98,651	94,891	4.0	18.1	6.1	1.4	9.9	21.9
Alberta	1,053,061	949,018	11.0	-1.1	23.0	-7.8	1.8	13.0
British Columbia	1,051,879	805,551	30.6	-13.3	2.5	-6.1	25.2	-10.7
Yukon Territory	3,386	15,910	-78.7	461.2	-66.1	100.7	-33.9	293.1
Northwest Territories	1,041	1,860	-44.0	-30.9	-23.0	0.5	-85.5	181.7
Nunavut	552	332	66.3	-86.1	-88.5	252.9	201.8	731.1

Table 2

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

	2005		December to November	November to October	October to September	September to August	August to July	July to June
	December <sup>p</sup>	November <sup>r</sup>						
	thousands of dollars		percentage change					
<b>Canada</b>	<b>1,818,808</b>	<b>1,760,356</b>	<b>3.3</b>	<b>-6.8</b>	<b>-0.2</b>	<b>-16.4</b>	<b>32.8</b>	<b>-7.7</b>
Newfoundland and Labrador	7,807	6,782	15.1	-39.6	-22.9	-9.4	50.8	-55.9
Prince Edward Island	2,654	5,280	-49.7	-16.6	-34.7	-71.4	558.4	13.9
Nova Scotia	28,633	22,930	24.9	-62.1	17.4	66.7	-28.2	40.5
New Brunswick	15,338	22,943	-33.1	-44.9	-16.2	-13.3	37.3	32.0
Quebec	295,689	271,664	8.8	-8.2	2.4	-15.5	31.0	-15.9
Ontario	723,017	715,479	1.1	-2.6	-9.4	-24.1	69.6	-12.5
Manitoba	31,998	32,372	-1.2	20.5	-10.4	-12.2	11.3	-65.3
Saskatchewan	60,996	46,438	31.3	8.3	-11.8	1.1	26.9	52.9
Alberta	394,231	383,597	2.8	-12.3	36.8	-2.9	-3.9	20.6
British Columbia	255,534	237,529	7.6	3.1	-6.7	-17.9	6.9	-13.4
Yukon Territory	2,274	13,584	-83.3	2,134.2	-75.7	-2.5	-2.8	690.4
Northwest Territories	637	1,758	-63.8	81.6	-21.1	-14.4	-92.3	268.5
Nunavut	0	0	...	-100.0	-97.8	1,651.2	923.6	221.2

Table 3

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

	2005		December to November	November to October	October to September	September to August	August to July	July to June
	December <sup>p</sup>	November <sup>r</sup>						
	thousands of dollars		percentage change					
<b>Canada</b>	<b>4,441,308</b>	<b>3,154,960</b>	<b>40.8</b>	<b>-6.0</b>	<b>2.3</b>	<b>3.7</b>	<b>-1.3</b>	<b>1.1</b>
Newfoundland and Labrador	25,380	26,042	-2.5	-4.3	-21.8	5.4	80.5	-41.3
Prince Edward Island	14,570	15,948	-8.6	77.2	-12.8	18.8	-25.4	-21.4
Nova Scotia	69,272	73,464	-5.7	16.5	-7.9	5.9	-0.2	-13.8
New Brunswick	41,354	36,794	12.4	-6.0	-17.0	17.7	-8.2	6.0
Quebec	601,772	603,391	-0.3	-16.0	-7.9	20.4	-22.2	16.5
Ontario	2,131,858	1,121,300	90.1	-5.0	5.7	2.3	-6.2	-4.0
Manitoba	62,204	93,365	-33.4	72.4	-18.9	8.5	18.7	-8.0
Saskatchewan	37,655	48,453	-22.3	29.4	38.4	2.0	-11.6	-3.0
Alberta	658,830	565,421	16.5	8.2	13.4	-10.9	5.9	8.2
British Columbia	796,345	568,022	40.2	-18.7	5.9	-0.8	35.7	-9.1
Yukon Territory	1,112	2,326	-52.2	4.4	-62.0	266.2	-56.3	188.5
Northwest Territories	404	102	296.1	-94.1	-24.0	11.0	-62.2	55.8
Nunavut	552	332	66.3	-83.1	8.8	-62.6	160.4	814.4

Table 4

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

	2005		December to November	November to October	October to September	September to August	August to July	July to June
	December <sup>p</sup>	November <sup>r</sup>						
	units		percentage change					
<b>Canada</b>	<b>342,312</b>	<b>221,532</b>	<b>54.5</b>	<b>-6.4</b>	<b>1.8</b>	<b>3.7</b>	<b>-8.8</b>	<b>-0.5</b>
Newfoundland and Labrador	1,776	1,956	-9.2	-6.3	-10.8	-6.7	57.1	-43.2
Prince Edward Island	1,920	1,992	-3.6	140.6	-4.2	-4.0	-16.7	-12.6
Nova Scotia	5,028	5,892	-14.7	12.1	-15.0	34.5	-17.6	-15.9
New Brunswick	4,716	3,384	39.4	-18.5	-23.5	30.6	-9.9	4.9
Quebec	45,528	45,264	0.6	-26.2	2.6	18.2	-32.0	20.6
Ontario	172,608	70,488	144.9	-3.2	-0.4	4.6	-9.2	-13.0
Manitoba	4,572	9,720	-53.0	140.4	-28.0	20.3	13.4	-2.6
Saskatchewan	2,244	3,828	-41.4	16.4	25.1	14.1	-9.4	-16.9
Alberta	54,204	45,648	18.7	5.2	19.9	-10.8	-3.3	10.9
British Columbia	49,632	33,096	50.0	-15.5	-1.4	-8.6	34.5	-11.5
Yukon Territory	0	252	-100.0	61.5	-71.7	475.0	-71.4	211.1
Northwest Territories	72	0	...	-100.0	-14.3	16.7	-71.4	75.0
Nunavut	12	12	0.0	-88.9	12.5	-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					
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Canada</b>									
November r	10,675	7,786	18,461	3,154,960	352,868	969,687	437,801	1,760,356	4,915,316
December p	11,625	16,901	28,526	4,441,308	267,114	1,097,762	453,932	1,818,808	6,260,116
Cumulative Jan. - Dec. 2005	123,410	118,963	242,373	39,370,794	4,013,671	12,195,345	6,064,220	22,273,236	61,644,030
Cumulative Jan. - Dec. 2004	130,361	111,108	241,469	36,833,448	3,470,881	10,137,103	5,137,146	18,745,130	55,578,578
<b>Newfoundland and Labrador</b>									
November r	137	26	163	26,042	2,494	2,573	1,715	6,782	32,824
December p	124	24	148	25,380	292	5,816	1,699	7,807	33,187
Cumulative Jan. - Dec. 2005	1,788	409	2,197	335,272	45,775	100,559	23,516	169,850	505,122
Cumulative Jan. - Dec. 2004	2,058	586	2,644	360,077	10,817	95,641	34,693	141,151	501,228
<b>Prince Edward Island</b>									
November r	52	114	166	15,948	1,451	3,535	294	5,280	21,228
December p	61	99	160	14,570	106	2,536	12	2,654	17,224
Cumulative Jan. - Dec. 2005	720	371	1,091	137,162	29,425	75,789	7,149	112,363	249,525
Cumulative Jan. - Dec. 2004	896	197	1,093	137,066	8,560	53,171	25,045	86,776	223,842
<b>Nova Scotia</b>									
November r	278	213	491	73,464	3,144	18,756	1,030	22,930	96,394
December p	362	57	419	69,272	1,529	24,488	2,616	28,633	97,905
Cumulative Jan. - Dec. 2005	3,360	1,897	5,257	786,723	71,998	274,848	58,498	405,344	1,192,067
Cumulative Jan. - Dec. 2004	3,429	2,042	5,471	757,444	49,968	259,537	58,854	368,359	1,125,803
<b>New Brunswick</b>									
November r	238	44	282	36,794	1,846	16,491	4,606	22,943	59,737
December p	313	80	393	41,354	2,907	11,885	546	15,338	56,692
Cumulative Jan. - Dec. 2005	2,941	1,211	4,152	489,228	61,207	205,752	86,590	353,549	842,777
Cumulative Jan. - Dec. 2004	2,983	1,075	4,058	481,956	34,853	164,725	115,810	315,388	797,344
<b>Quebec</b>									
November r	2,018	1,754	3,772	603,391	67,276	141,633	62,755	271,664	875,055
December p	2,253	1,541	3,794	601,772	62,339	152,994	80,356	295,689	897,461
Cumulative Jan. - Dec. 2005	24,832	29,504	54,336	8,064,567	869,246	1,881,564	750,754	3,501,564	11,566,131
Cumulative Jan. - Dec. 2004	26,454	30,200	56,654	7,970,587	758,991	1,927,009	972,997	3,658,997	11,629,584
<b>Ontario</b>									
November r	3,495	2,379	5,874	1,121,300	119,987	358,341	237,151	715,479	1,836,779
December p	3,884	10,500	14,384	2,131,858	112,122	350,365	260,530	723,017	2,854,875
Cumulative Jan. - Dec. 2005	42,553	44,165	86,718	15,195,203	1,574,389	4,663,010	2,986,465	9,223,864	24,419,067
Cumulative Jan. - Dec. 2004	51,409	37,711	89,120	15,214,019	1,734,936	4,315,731	2,640,635	8,691,302	23,905,321
<b>Manitoba</b>									
November r	392	418	810	93,365	3,168	21,585	7,619	32,372	125,737
December p	331	50	381	62,204	4,295	25,056	2,647	31,998	94,202
Cumulative Jan. - Dec. 2005	3,709	1,077	4,786	703,682	60,726	282,669	99,223	442,618	1,146,300
Cumulative Jan. - Dec. 2004	3,905	889	4,794	675,593	62,771	278,796	133,220	474,787	1,150,380
<b>Saskatchewan</b>									
November r	208	111	319	48,453	10,850	29,911	5,677	46,438	94,891
December p	183	4	187	37,655	3,438	49,610	7,948	60,996	98,651
Cumulative Jan. - Dec. 2005	1,938	998	2,936	407,100	85,928	280,355	149,831	516,114	923,214
Cumulative Jan. - Dec. 2004	1,867	1,362	3,229	401,828	48,160	211,841	108,125	368,126	769,954
<b>Alberta</b>									
November r	2,559	1,245	3,804	565,421	110,164	244,686	28,747	383,597	949,018
December p	2,739	1,778	4,517	658,830	38,009	315,753	40,469	394,231	1,053,061
Cumulative Jan. - Dec. 2005	26,838	16,513	43,351	6,094,219	856,882	2,468,073	895,411	4,220,366	10,314,585
Cumulative Jan. - Dec. 2004	22,927	15,897	38,824	4,864,153	429,009	1,544,805	489,091	2,462,905	7,327,058

See footnotes at the end of the table.

Table 5 – continued

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

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>British Columbia</b>									
November r	1,276	1,482	2,758	568,022	31,774	129,695	76,060	237,529	805,551
December p	1,368	2,768	4,136	796,345	42,077	157,514	55,943	255,534	1,051,879
Cumulative Jan. - Dec. 2005	14,408	22,694	37,102	7,082,841	346,226	1,919,137	969,079	3,234,442	10,317,283
Cumulative Jan. - Dec. 2004	14,035	20,863	34,898	5,868,937	328,050	1,228,025	513,713	2,069,788	7,938,725
<b>Yukon Territory</b>									
November r	21	0	21	2,326	714	731	12,139	13,584	15,910
December p	0	0	0	1,112	0	1,108	1,166	2,274	3,386
Cumulative Jan. - Dec. 2005	205	21	226	35,125	3,766	9,001	17,770	30,537	65,662
Cumulative Jan. - Dec. 2004	231	36	267	38,183	1,188	8,984	27,591	37,763	75,946
<b>Northwest Territories</b>									
November r	0	0	0	102	0	1,750	8	1,758	1,860
December p	6	0	6	404	0	637	0	637	1,041
Cumulative Jan. - Dec. 2005	103	52	155	28,165	7,166	33,276	1,130	41,572	69,737
Cumulative Jan. - Dec. 2004	146	163	309	46,722	3,403	46,274	8,852	58,529	105,251
<b>Nunavut</b>									
November r	1	0	1	332	0	0	0	0	332
December p	1	0	1	552	0	0	0	0	552
Cumulative Jan. - Dec. 2005	15	51	66	11,507	937	1,312	18,804	21,053	32,560
Cumulative Jan. - Dec. 2004	21	87	108	16,883	175	2,564	8,520	11,259	28,142

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

Table 6

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

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Abbotsford, British Columbia</b>									
November <sup>r</sup>	45	0	45	8,191	746	3,585	16,526	20,857	29,048
December <sup>p</sup>	46	0	46	10,980	77	2,712	0	2,789	13,769
Cumulative Jan. - Dec. 2005	570	535	1,105	158,804	29,114	28,728	91,776	149,618	308,422
Cumulative Jan. - Dec. 2004	724	275	999	139,502	32,081	8,357	16,381	56,819	196,321
<b>Calgary, Alberta</b>									
November <sup>r</sup>	939	511	1,450	222,665	23,607	130,522	3,886	158,015	380,680
December <sup>p</sup>	995	590	1,585	244,950	3,269	192,332	3,984	199,585	444,535
Cumulative Jan. - Dec. 2005	9,786	5,680	15,466	2,327,126	171,117	1,058,717	385,520	1,615,354	3,942,480
Cumulative Jan. - Dec. 2004	8,288	6,386	14,674	1,962,465	70,007	633,254	191,197	894,458	2,856,923
<b>Edmonton, Alberta</b>									
November <sup>r</sup>	849	267	1,116	171,978	9,646	43,278	12,153	65,077	237,055
December <sup>p</sup>	830	642	1,472	209,394	18,082	56,899	14,470	89,451	298,845
Cumulative Jan. - Dec. 2005	8,335	6,515	14,850	1,927,919	153,223	541,367	333,284	1,027,874	2,955,793
Cumulative Jan. - Dec. 2004	6,713	6,160	12,873	1,374,755	115,429	428,437	109,189	653,055	2,027,810
<b>Greater Sudbury / Grand Sudbury, Ontario</b>									
November <sup>r</sup>	30	0	30	6,032	297	1,592	685	2,574	8,606
December <sup>p</sup>	20	0	20	3,809	181	790	389	1,360	5,169
Cumulative Jan. - Dec. 2005	396	11	407	74,284	15,933	43,661	36,176	95,770	170,054
Cumulative Jan. - Dec. 2004	344	10	354	63,344	9,996	30,590	31,252	71,838	135,182
<b>Halifax, Nova Scotia</b>									
November <sup>r</sup>	96	164	260	33,297	1,289	12,796	93	14,178	47,475
December <sup>p</sup>	102	25	127	22,548	0	11,601	819	12,420	34,968
Cumulative Jan. - Dec. 2005	1,281	1,345	2,626	386,051	25,579	141,671	25,964	193,214	579,265
Cumulative Jan. - Dec. 2004	1,551	1,600	3,151	433,565	20,757	116,199	38,081	175,037	608,602
<b>Hamilton, Ontario</b>									
November <sup>r</sup>	93	52	145	31,017	9,951	21,502	3,250	34,703	65,720
December <sup>p</sup>	136	182	318	55,730	1,773	10,999	11,855	24,627	80,357
Cumulative Jan. - Dec. 2005	1,451	1,971	3,422	610,474	32,812	262,909	180,190	475,911	1,086,385
Cumulative Jan. - Dec. 2004	2,195	1,868	4,063	652,131	44,759	176,218	89,300	310,277	962,408
<b>Kingston, Ontario</b>									
November <sup>r</sup>	60	9	69	10,105	1,572	3,052	428	5,052	15,157
December <sup>p</sup>	27	131	158	11,100	0	478	1,245	1,723	12,823
Cumulative Jan. - Dec. 2005	561	314	875	117,028	7,768	46,441	18,891	73,100	190,128
Cumulative Jan. - Dec. 2004	745	275	1,020	131,709	6,805	34,395	55,964	97,164	228,873
<b>Kitchener, Ontario</b>									
November <sup>r</sup>	149	62	211	36,158	2,141	35,553	2,666	40,360	76,518
December <sup>p</sup>	247	137	384	60,262	7,425	29,130	13,793	50,348	110,610
Cumulative Jan. - Dec. 2005	2,091	1,630	3,721	572,437	57,008	218,117	94,380	369,505	941,942
Cumulative Jan. - Dec. 2004	2,323	1,714	4,037	581,700	77,099	220,299	94,395	391,793	973,493
<b>London, Ontario</b>									
November <sup>r</sup>	181	26	207	37,363	2,615	14,597	4,161	21,373	58,736
December <sup>p</sup>	138	32	170	29,055	8,114	7,243	15,250	30,607	59,662
Cumulative Jan. - Dec. 2005	1,988	1,358	3,346	490,720	69,137	160,914	96,731	326,782	817,502
Cumulative Jan. - Dec. 2004	2,210	1,142	3,352	476,217	39,446	115,045	207,313	361,804	838,021
<b>Montréal, Quebec</b>									
November <sup>r</sup>	884	1,012	1,896	321,454	33,436	68,699	38,122	140,257	461,711
December <sup>p</sup>	873	597	1,470	249,161	28,847	60,922	27,961	117,730	366,891
Cumulative Jan. - Dec. 2005	10,014	18,477	28,491	4,196,127	446,223	993,616	338,866	1,778,705	5,974,832
Cumulative Jan. - Dec. 2004	11,805	18,976	30,781	4,356,746	318,770	991,341	565,846	1,875,957	6,232,703

See footnotes at the end of the table.

Table 6 – continued

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

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Oshawa, Ontario</b>									
November <sup>r</sup>	247	40	287	63,221	802	9,766	15,129	25,697	88,918
December <sup>p</sup>	90	57	147	31,594	258	5,882	332	6,472	38,066
Cumulative Jan. - Dec. 2005	1,963	967	2,930	584,256	77,093	173,022	69,330	319,445	903,701
Cumulative Jan. - Dec. 2004	1,596	1,220	2,816	501,902	36,474	123,902	68,029	228,405	730,307
<b>Ottawa-Gatineau, Ontario part, Ontario/Quebec</b>									
November <sup>r</sup>	194	276	470	69,424	365	22,646	61,647	84,658	154,082
December <sup>p</sup>	146	97	243	42,213	1,636	36,914	14,010	52,560	94,773
Cumulative Jan. - Dec. 2005	2,388	2,746	5,134	861,566	32,402	399,085	540,074	971,561	1,833,127
Cumulative Jan. - Dec. 2004	3,144	4,365	7,509	1,142,895	15,908	416,070	121,457	553,435	1,696,330
<b>Ottawa-Gatineau, Quebec part, Ontario/Quebec</b>									
November <sup>r</sup>	94	45	139	19,597	672	7,047	3,655	11,374	30,971
December <sup>p</sup>	136	46	182	23,084	105	5,273	2,302	7,680	30,764
Cumulative Jan. - Dec. 2005	1,379	787	2,166	311,982	10,774	70,074	17,687	98,535	410,517
Cumulative Jan. - Dec. 2004	1,630	1,399	3,029	409,305	11,523	114,015	34,563	160,101	569,406
<b>Québec, Quebec</b>									
November <sup>r</sup>	177	175	352	45,013	9,311	14,839	2,412	26,562	71,575
December <sup>p</sup>	232	423	655	75,746	7,202	35,448	12,125	54,775	130,521
Cumulative Jan. - Dec. 2005	2,655	3,485	6,140	829,291	53,280	262,203	70,145	385,628	1,214,919
Cumulative Jan. - Dec. 2004	2,605	3,459	6,064	751,582	22,945	246,363	111,226	380,534	1,132,116
<b>Regina, Saskatchewan</b>									
November <sup>r</sup>	83	102	185	25,058	223	22,161	3,921	26,305	51,363
December <sup>p</sup>	75	0	75	11,972	15	10,771	745	11,531	23,503
Cumulative Jan. - Dec. 2005	605	437	1,042	128,020	10,677	96,466	44,231	151,374	279,394
Cumulative Jan. - Dec. 2004	598	417	1,015	127,299	22,405	65,459	26,427	114,291	241,590
<b>Saguenay, Quebec</b>									
November <sup>r</sup>	15	13	28	4,431	1,450	1,599	4,736	7,785	12,216
December <sup>p</sup>	3	10	13	1,525	421	262	207	890	2,415
Cumulative Jan. - Dec. 2005	267	225	492	82,957	26,849	27,898	20,197	74,944	157,901
Cumulative Jan. - Dec. 2004	310	198	508	76,508	9,394	26,895	12,692	48,981	125,489
<b>Saint John, New Brunswick</b>									
November <sup>r</sup>	43	6	49	7,318	37	2,012	945	2,994	10,312
December <sup>p</sup>	39	3	42	6,853	198	3,402	20	3,620	10,473
Cumulative Jan. - Dec. 2005	536	90	626	89,130	15,336	32,006	11,341	58,683	147,813
Cumulative Jan. - Dec. 2004	515	125	640	80,901	6,267	19,620	11,047	36,934	117,835
<b>Saskatoon, Saskatchewan</b>									
November <sup>r</sup>	59	9	68	10,048	6,916	2,560	509	9,985	20,033
December <sup>p</sup>	49	2	51	8,940	1,941	25,414	6,244	33,599	42,539
Cumulative Jan. - Dec. 2005	767	394	1,161	152,102	62,826	99,007	53,612	215,445	367,547
Cumulative Jan. - Dec. 2004	745	783	1,528	166,969	12,600	73,606	26,270	112,476	279,445
<b>Sherbrooke, Quebec</b>									
November <sup>r</sup>	36	43	79	9,025	1,240	540	522	2,302	11,327
December <sup>p</sup>	53	6	59	8,428	50	3,032	862	3,944	12,372
Cumulative Jan. - Dec. 2005	622	464	1,086	153,019	13,558	41,419	21,260	76,237	229,256
Cumulative Jan. - Dec. 2004	581	817	1,398	167,601	9,331	47,311	16,804	73,446	241,047
<b>St. Catharines-Niagara, Ontario</b>									
November <sup>r</sup>	83	25	108	19,763	2,611	2,914	9,778	15,303	35,066
December <sup>p</sup>	97	5	102	21,175	86	10,757	172	11,015	32,190
Cumulative Jan. - Dec. 2005	1,047	411	1,458	278,070	21,178	117,825	95,078	234,081	512,151
Cumulative Jan. - Dec. 2004	1,333	499	1,832	323,472	27,566	156,820	31,956	216,342	539,814

See footnotes at the end of the table.

Table 6 – continued

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

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>St. John's, Newfoundland and Labrador</b>									
November <sup>r</sup>	98	26	124	19,183	852	1,284	291	2,427	21,610
December <sup>p</sup>	85	23	108	18,030	67	4,946	349	5,362	23,392
Cumulative Jan. - Dec. 2005	1,123	342	1,465	229,482	38,497	74,865	8,817	122,179	351,661
Cumulative Jan. - Dec. 2004	1,470	486	1,956	265,755	6,767	76,292	26,908	109,967	375,722
<b>Thunder Bay, Ontario</b>									
November <sup>r</sup>	16	2	18	3,520	911	3,374	294	4,579	8,099
December <sup>p</sup>	3	0	3	707	201	2,380	67	2,648	3,355
Cumulative Jan. - Dec. 2005	192	90	282	45,572	14,958	32,854	28,878	76,690	122,262
Cumulative Jan. - Dec. 2004	257	16	273	50,415	13,856	30,523	20,495	64,874	115,289
<b>Toronto, Ontario</b>									
November <sup>r</sup>	1,202	1,543	2,745	529,053	36,431	187,219	75,863	299,513	828,566
December <sup>p</sup>	1,351	9,670	11,021	1,484,173	27,753	170,369	158,909	357,031	1,841,204
Cumulative Jan. - Dec. 2005	14,578	30,448	45,026	7,661,881	697,330	2,165,435	1,097,663	3,960,428	11,622,309
Cumulative Jan. - Dec. 2004	20,215	22,777	42,992	7,650,693	911,917	2,198,455	1,387,785	4,498,157	12,148,850
<b>Trois-Rivières, Quebec</b>									
November <sup>r</sup>	37	18	55	9,480	499	3,722	748	4,969	14,449
December <sup>p</sup>	50	77	127	15,049	2,908	889	109	3,906	18,955
Cumulative Jan. - Dec. 2005	456	521	977	133,052	22,506	32,597	7,402	62,505	195,557
Cumulative Jan. - Dec. 2004	405	410	815	113,065	13,075	33,581	27,523	74,179	187,244
<b>Vancouver, British Columbia</b>									
November <sup>r</sup>	465	1,166	1,631	337,572	18,310	61,144	27,004	106,458	444,030
December <sup>p</sup>	535	1,596	2,131	396,225	19,755	65,799	26,095	111,649	507,874
Cumulative Jan. - Dec. 2005	5,170	14,509	19,679	3,946,886	148,198	1,114,478	434,577	1,697,253	5,644,139
Cumulative Jan. - Dec. 2004	5,364	15,613	20,977	3,613,000	140,419	812,399	276,945	1,229,763	4,842,763
<b>Victoria, British Columbia</b>									
November <sup>r</sup>	91	14	105	27,587	446	14,985	13,102	28,533	56,120
December <sup>p</sup>	85	78	163	30,930	114	4,835	5,816	10,765	41,695
Cumulative Jan. - Dec. 2005	1,133	1,194	2,327	431,536	9,103	186,955	82,109	278,167	709,703
Cumulative Jan. - Dec. 2004	1,151	1,122	2,273	401,307	8,120	67,800	60,102	136,022	537,329
<b>Windsor, Ontario</b>									
November <sup>r</sup>	69	5	74	12,439	8,417	3,655	13,122	25,194	37,633
December <sup>p</sup>	79	4	83	15,679	4,325	7,823	2,067	14,215	29,894
Cumulative Jan. - Dec. 2005	1,149	376	1,525	263,735	62,500	86,186	104,649	253,335	517,070
Cumulative Jan. - Dec. 2004	1,530	754	2,284	366,535	20,025	129,892	55,736	205,653	572,188
<b>Winnipeg, Manitoba</b>									
November <sup>r</sup>	243	338	581	60,518	1,957	15,404	3,749	21,110	81,628
December <sup>p</sup>	174	22	196	34,438	2,223	16,888	2,634	21,745	56,183
Cumulative Jan. - Dec. 2005	2,078	681	2,759	404,581	21,916	198,843	73,958	294,717	699,298
Cumulative Jan. - Dec. 2004	2,339	600	2,939	407,112	31,209	199,411	110,564	341,184	748,296

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

Table 7

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
Number of dwelling units							
<b>Canada</b>							
November <sup>r</sup>	9,739	36	920	1,652	5,266	265	17,878
December <sup>p</sup>	7,314	17	657	1,833	13,665	563	24,049
Cumulative Jan. - Dec. 2005	121,333	692	11,568	23,180	77,075	4,981	238,829
Cumulative Jan. - Dec. 2004	129,389	884	11,834	22,997	71,396	4,971	241,471
<b>Newfoundland and Labrador</b>							
November <sup>r</sup>	114	0	2	12	10	1	139
December <sup>p</sup>	48	0	4	0	12	3	67
Cumulative Jan. - Dec. 2005	1,747	12	38	17	341	16	2,171
Cumulative Jan. - Dec. 2004	2,042	15	163	42	320	62	2,644
<b>Prince Edward Island</b>							
November <sup>r</sup>	41	0	6	4	104	1	156
December <sup>p</sup>	25	2	2	0	91	6	126
Cumulative Jan. - Dec. 2005	648	51	62	7	290	13	1,071
Cumulative Jan. - Dec. 2004	834	64	49	43	100	5	1,095
<b>Nova Scotia</b>							
November <sup>r</sup>	222	6	8	8	194	3	441
December <sup>p</sup>	168	2	2	15	35	5	227
Cumulative Jan. - Dec. 2005	3,236	103	143	163	1,491	105	5,241
Cumulative Jan. - Dec. 2004	3,323	102	162	110	1,715	59	5,471
<b>New Brunswick</b>							
November <sup>r</sup>	170	5	15	12	16	1	219
December <sup>p</sup>	105	3	9	12	57	2	188
Cumulative Jan. - Dec. 2005	2,754	99	183	114	822	93	4,065
Cumulative Jan. - Dec. 2004	2,881	101	125	128	736	88	4,059
<b>Quebec</b>							
November <sup>r</sup>	1,839	11	165	76	1,999	169	4,259
December <sup>p</sup>	1,211	3	89	108	1,529	95	3,035
Cumulative Jan. - Dec. 2005	24,262	240	2,646	1,156	22,186	2,233	52,723
Cumulative Jan. - Dec. 2004	26,107	304	2,704	1,332	23,853	2,355	56,655
<b>Ontario</b>							
November <sup>r</sup>	3,188	7	367	990	996	47	5,595
December <sup>p</sup>	2,431	6	263	1,209	7,907	425	12,241
Cumulative Jan. - Dec. 2005	41,830	122	4,834	13,656	22,449	2,020	84,911
Cumulative Jan. - Dec. 2004	51,212	184	5,411	13,340	17,715	1,256	89,118
<b>Manitoba</b>							
November <sup>r</sup>	296	2	24	3	381	10	716
December <sup>p</sup>	170	1	2	0	48	0	221
Cumulative Jan. - Dec. 2005	3,649	11	86	109	863	22	4,740
Cumulative Jan. - Dec. 2004	3,866	37	59	15	813	4	4,794
<b>Saskatchewan</b>							
November <sup>r</sup>	172	1	6	59	46	0	284
December <sup>p</sup>	109	0	2	0	0	2	113
Cumulative Jan. - Dec. 2005	1,891	6	116	190	679	15	2,897
Cumulative Jan. - Dec. 2004	1,858	7	112	337	880	36	3,230
<b>Alberta</b>							
November <sup>r</sup>	2,537	2	245	132	645	5	3,566
December <sup>p</sup>	2,107	0	258	162	1,382	5	3,914
Cumulative Jan. - Dec. 2005	26,620	24	2,808	2,700	10,955	80	43,187
Cumulative Jan. - Dec. 2004	22,900	26	2,311	2,350	10,839	398	38,824
<b>British Columbia</b>							
November <sup>r</sup>	1,138	2	82	356	875	28	2,481
December <sup>p</sup>	936	0	26	327	2,604	20	3,913
Cumulative Jan. - Dec. 2005	14,367	13	646	5,050	16,902	381	37,359
Cumulative Jan. - Dec. 2004	13,976	37	724	5,290	14,165	706	34,898



Table 7 – continued

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
Number of dwelling units							
<b>Yukon Territory</b>							
November <sup>r</sup>	21	0	0	0	0	0	21
December <sup>p</sup>	0	0	0	0	0	0	0
Cumulative Jan. - Dec. 2005	218	11	6	0	12	3	250
Cumulative Jan. - Dec. 2004	224	7	7	10	17	2	267
<b>Northwest Territories</b>							
November <sup>r</sup>	0	0	0	0	0	0	0
December <sup>p</sup>	3	0	0	0	0	0	3
Cumulative Jan. - Dec. 2005	96	0	0	18	34	0	148
Cumulative Jan. - Dec. 2004	145	0	5	0	158	0	308
<b>Nunavut</b>							
November <sup>r</sup>	1	0	0	0	0	0	1
December <sup>p</sup>	1	0	0	0	0	0	1
Cumulative Jan. - Dec. 2005	15	0	0	0	51	0	66
Cumulative Jan. - Dec. 2004	21	0	2	0	85	0	108

Table 8

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	36	0	0	0	0	0	36
Calgary, Alberta	827	0	83	101	411	1	1,423
Edmonton, Alberta	690	0	127	58	462	2	1,339
Greater Sudbury / Grand Sudbury, Ontario	14	0	0	0	0	0	14
Halifax, Nova Scotia	62	0	0	11	12	2	87
Hamilton, Ontario	95	0	4	68	94	3	264
Kingston, Ontario	19	0	4	0	118	0	141
Kitchener, Ontario	173	0	12	86	29	0	300
London, Ontario	97	0	0	25	5	0	127
Montréal, Quebec	572	0	17	13	716	52	1,370
Oshawa, Ontario	63	0	22	31	0	0	116
Ottawa-Gatineau, Ontario/Quebec	190	1	10	75	58	8	342
Ottawa-Gatineau, Ontario part, Ontario/Quebec	102	0	2	55	30	3	192
Ottawa-Gatineau, Quebec part, Ontario/Quebec	88	1	8	20	28	5	150
Québec, Quebec	151	0	32	46	484	4	717
Regina, Saskatchewan	56	0	0	0	0	0	56
Saguenay, Quebec	2	0	0	0	10	4	16
Saint John, New Brunswick	17	1	0	0	2	1	21
Saskatoon, Saskatchewan	37	0	0	0	0	2	39
Sherbrooke, Quebec	35	0	0	0	6	2	43
St. Catharines-Niagara, Ontario	68	0	2	3	0	0	73
St. John's, Newfoundland and Labrador	44	0	4	0	12	2	62
Thunder Bay, Ontario	2	0	0	0	0	0	2
Toronto, Ontario	946	0	184	841	7,568	404	9,943
Trois-Rivières, Quebec	33	0	20	7	76	0	136
Vancouver, British Columbia	422	0	14	238	1,536	7	2,217
Victoria, British Columbia	67	0	0	5	81	2	155
Windsor, Ontario	55	0	4	0	0	0	59
Winnipeg, Manitoba	121	0	0	0	22	0	143

Table 9

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	585	0	2	83	441	2	1,113
Calgary, Alberta	9,745	0	1,013	1,121	3,770	15	15,664
Edmonton, Alberta	8,339	1	1,045	819	4,513	32	14,749
Greater Sudbury / Grand Sudbury, Ontario	417	1	0	0	12	0	430
Halifax, Nova Scotia	1,314	5	76	126	1,066	77	2,664
Hamilton, Ontario	1,383	0	174	928	627	226	3,338
Kingston, Ontario	578	7	40	11	271	5	912
Kitchener, Ontario	2,080	0	134	749	653	137	3,753
London, Ontario	1,985	0	44	471	825	20	3,345
Montréal, Quebec	9,872	0	873	506	14,610	1,274	27,135
Oshawa, Ontario	1,990	0	483	301	51	142	2,967
Ottawa-Gatineau, Ontario/Quebec	3,799	7	434	1,720	1,224	143	7,327
Ottawa-Gatineau, Ontario part, Ontario/Quebec	2,431	0	293	1,607	766	82	5,179
Ottawa-Gatineau, Quebec part, Ontario/Quebec	1,368	7	141	113	458	61	2,148
Québec, Quebec	2,681	5	557	296	2,534	124	6,197
Regina, Saskatchewan	605	0	4	147	286	0	1,042
Saguenay, Quebec	282	5	31	6	112	57	493
Saint John, New Brunswick	515	10	4	3	74	9	615
Saskatoon, Saskatchewan	753	0	84	7	292	12	1,148
Sherbrooke, Quebec	625	1	46	0	324	84	1,080
St. Catharines-Niagara, Ontario	1,044	1	63	255	17	63	1,443
St. John's, Newfoundland and Labrador	1,133	0	38	17	278	11	1,477
Thunder Bay, Ontario	207	0	3	0	77	3	290
Toronto, Ontario	14,392	0	2,971	7,583	17,878	1,077	43,901
Trois-Rivières, Quebec	458	0	37	35	373	93	996
Vancouver, British Columbia	5,169	0	236	3,643	10,748	198	19,994
Victoria, British Columbia	1,138	1	25	139	953	49	2,305
Windsor, Ontario	1,138	0	92	139	102	20	1,491
Winnipeg, Manitoba	2,043	0	76	103	502	0	2,724

Table 10

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
<b>Canada</b>					
November <sup>r</sup>	2,997,530	347,305	993,970	477,895	4,816,700
December <sup>p</sup>	3,480,920	244,062	927,932	409,504	5,062,418
Cumulative Jan. - Dec. 2005	38,704,561	3,993,489	12,017,454	6,029,724	60,745,228
Cumulative Jan. - Dec. 2004	36,833,448	3,470,883	10,137,107	5,137,143	55,578,581
<b>Newfoundland and Labrador</b>					
November <sup>r</sup>	20,861	2,494	3,786	1,715	28,856
December <sup>p</sup>	10,194	292	3,546	1,699	15,731
Cumulative Jan. - Dec. 2005	330,451	45,775	94,397	23,516	494,139
Cumulative Jan. - Dec. 2004	360,077	10,817	95,642	34,693	501,229
<b>Prince Edward Island</b>					
November <sup>r</sup>	14,152	1,451	3,535	294	19,432
December <sup>p</sup>	9,672	106	2,536	12	12,326
Cumulative Jan. - Dec. 2005	131,719	29,425	75,789	7,149	244,082
Cumulative Jan. - Dec. 2004	137,066	8,560	53,171	25,045	223,842
<b>Nova Scotia</b>					
November <sup>r</sup>	62,325	3,144	18,756	1,030	85,255
December <sup>p</sup>	35,912	1,529	24,488	2,616	64,545
Cumulative Jan. - Dec. 2005	782,972	71,998	274,848	58,498	1,188,316
Cumulative Jan. - Dec. 2004	757,444	49,968	259,537	58,854	1,125,803
<b>New Brunswick</b>					
November <sup>r</sup>	28,276	1,846	16,491	4,606	51,219
December <sup>p</sup>	17,193	2,907	11,885	546	32,531
Cumulative Jan. - Dec. 2005	480,087	61,207	205,752	86,590	833,636
Cumulative Jan. - Dec. 2004	481,956	34,853	164,725	115,810	797,344
<b>Quebec</b>					
November <sup>r</sup>	619,515	67,276	172,763	73,991	933,545
December <sup>p</sup>	431,619	62,339	141,731	38,086	673,775
Cumulative Jan. - Dec. 2005	7,886,424	869,246	1,842,552	735,788	11,334,010
Cumulative Jan. - Dec. 2004	7,970,586	758,991	1,927,010	972,996	11,629,583
<b>Ontario</b>					
November <sup>r</sup>	1,109,162	114,424	383,887	266,009	1,873,482
December <sup>p</sup>	1,769,469	89,070	290,748	258,372	2,407,659
Cumulative Jan. - Dec. 2005	14,916,047	1,554,207	4,642,212	2,966,935	24,079,401
Cumulative Jan. - Dec. 2004	15,214,019	1,734,938	4,315,733	2,640,633	23,905,323
<b>Manitoba</b>					
November <sup>r</sup>	77,604	3,168	21,259	7,619	109,650
December <sup>p</sup>	34,000	4,295	23,447	2,647	64,389
Cumulative Jan. - Dec. 2005	696,426	60,726	274,132	99,223	1,130,507
Cumulative Jan. - Dec. 2004	675,592	62,771	278,795	133,220	1,150,378
<b>Saskatchewan</b>					
November <sup>r</sup>	40,028	10,850	29,866	5,677	86,421
December <sup>p</sup>	18,569	3,438	42,380	7,948	72,335
Cumulative Jan. - Dec. 2005	396,814	85,928	272,702	149,831	905,275
Cumulative Jan. - Dec. 2004	401,829	48,160	211,841	108,125	769,955
<b>Alberta</b>					
November <sup>r</sup>	546,339	110,164	231,890	28,747	917,140
December <sup>p</sup>	516,708	38,009	255,745	40,469	850,931
Cumulative Jan. - Dec. 2005	6,050,701	856,882	2,405,367	895,411	10,208,361
Cumulative Jan. - Dec. 2004	4,864,154	429,009	1,544,804	489,091	7,327,058
<b>British Columbia</b>					
November <sup>r</sup>	476,407	31,774	109,256	76,060	693,497
December <sup>p</sup>	636,229	42,077	129,681	55,943	863,930
Cumulative Jan. - Dec. 2005	6,956,794	346,226	1,886,114	969,079	10,158,213
Cumulative Jan. - Dec. 2004	5,868,937	328,050	1,228,027	513,713	7,938,727

Table 10 – continued

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
<b>Yukon Territory</b>					
November r	2,427	714	731	12,139	16,011
December p	399	0	1,108	1,166	2,673
Cumulative Jan. - Dec. 2005	36,454	3,766	9,001	17,770	66,991
Cumulative Jan. - Dec. 2004	38,183	1,188	8,984	27,591	75,946
<b>Northwest Territories</b>					
November r	102	0	1,750	8	1,860
December p	404	0	637	0	1,041
Cumulative Jan. - Dec. 2005	28,165	7,166	33,276	1,130	69,737
Cumulative Jan. - Dec. 2004	46,722	3,403	46,274	8,852	105,251
<b>Nunavut</b>					
November r	332	0	0	0	332
December p	552	0	0	0	552
Cumulative Jan. - Dec. 2005	11,507	937	1,312	18,804	32,560
Cumulative Jan. - Dec. 2004	16,883	175	2,564	8,520	28,142

Table 11

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	8,407	77	2,555	0	11,039
Calgary, Alberta	205,742	3,269	165,504	3,984	378,499
Edmonton, Alberta	176,711	18,082	48,962	14,470	258,225
Greater Sudbury / Grand Sudbury, Ontario	2,569	197	691	419	3,876
Halifax, Nova Scotia	14,759	0	11,601	819	27,179
Hamilton, Ontario	45,475	1,927	9,622	12,755	69,779
Kingston, Ontario	9,051	0	418	1,339	10,808
Kitchener, Ontario	44,978	8,068	25,483	14,840	93,369
London, Ontario	20,765	8,817	6,336	16,408	52,326
Montréal, Quebec	219,174	28,847	58,760	15,633	322,414
Oshawa, Ontario	23,471	280	5,146	357	29,254
Ottawa-Gatineau, Ontario/Quebec	50,361	1,883	37,379	16,361	105,984
Ottawa-Gatineau, Ontario part, Ontario/Quebec	32,068	1,778	32,293	15,074	81,213
Ottawa-Gatineau, Quebec part, Ontario/Quebec	18,293	105	5,086	1,287	24,771
Québec, Quebec	82,215	7,202	34,190	6,779	130,386
Regina, Saskatchewan	7,607	15	10,066	745	18,433
Saguenay, Quebec	1,575	421	253	116	2,365
Saint John, New Brunswick	3,280	198	3,402	20	6,900
Saskatoon, Saskatchewan	5,861	1,941	23,749	6,244	37,795
Sherbrooke, Quebec	5,907	50	2,924	482	9,363
St. Catharines-Niagara, Ontario	14,529	93	9,410	185	24,217
St. John's, Newfoundland and Labrador	9,261	67	2,676	349	12,353
Thunder Bay, Ontario	477	218	2,082	72	2,849
Toronto, Ontario	1,360,059	30,158	149,041	170,974	1,710,232
Trois-Rivières, Quebec	14,529	2,908	857	61	18,355
Vancouver, British Columbia	352,659	19,755	61,979	26,095	460,488
Victoria, British Columbia	25,081	114	4,554	5,816	35,565
Windsor, Ontario	10,829	4,700	6,844	2,224	24,597
Winnipeg, Manitoba	24,644	2,223	15,930	2,634	45,431

Table 12

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	158,118	29,114	26,481	91,776	305,489
Calgary, Alberta	2,328,632	171,117	1,036,077	385,520	3,921,346
Edmonton, Alberta	1,916,344	153,223	533,111	333,284	2,935,962
Greater Sudbury / Grand Sudbury, Ontario	78,116	15,128	43,005	37,779	174,028
Halifax, Nova Scotia	391,245	25,579	141,671	25,964	584,459
Hamilton, Ontario	598,869	30,639	268,196	173,455	1,071,159
Kingston, Ontario	121,492	7,080	43,932	18,899	191,403
Kitchener, Ontario	574,157	52,536	216,854	90,726	934,273
London, Ontario	489,019	67,888	162,515	97,398	816,820
Montréal, Quebec	4,075,772	446,223	950,629	348,250	5,820,874
Oshawa, Ontario	589,563	72,614	175,740	64,405	902,322
Ottawa-Gatineau, Ontario/Quebec	1,189,879	44,177	452,922	556,957	2,243,935
Ottawa-Gatineau, Ontario part, Ontario/Quebec	876,605	33,403	381,698	539,051	1,830,757
Ottawa-Gatineau, Quebec part, Ontario/Quebec	313,274	10,774	71,224	17,906	413,178
Québec, Quebec	824,872	53,280	264,402	63,306	1,205,860
Regina, Saskatchewan	126,781	10,677	93,658	44,231	275,347
Saguenay, Quebec	85,342	26,849	27,795	21,410	161,396
Saint John, New Brunswick	87,106	15,336	32,006	11,341	145,789
Saskatoon, Saskatchewan	153,047	62,826	96,819	53,612	366,304
Sherbrooke, Quebec	153,157	13,558	40,556	24,473	231,744
St. Catharines-Niagara, Ontario	278,617	20,018	119,306	83,720	501,661
St. John's, Newfoundland and Labrador	227,205	38,497	68,703	8,817	343,222
Thunder Bay, Ontario	48,865	15,530	30,792	25,918	121,105
Toronto, Ontario	7,506,849	676,638	2,143,597	1,058,134	11,385,218
Trois-Rivières, Quebec	135,717	22,506	30,272	6,717	195,212
Vancouver, British Columbia	3,961,849	148,198	1,098,964	434,577	5,643,588
Victoria, British Columbia	433,831	9,103	183,804	82,109	708,847
Windsor, Ontario	261,787	61,638	88,325	108,022	519,772
Winnipeg, Manitoba	400,776	21,916	192,121	73,958	688,771

Table 13

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
<b>Total non-residential</b>	<b>1,581,498</b>	<b>5,537</b>	<b>2,654</b>	<b>28,633</b>	<b>15,338</b>	<b>242,156</b>	<b>638,190</b>
<b>Industrial</b>	<b>244,062</b>	<b>292</b>	<b>106</b>	<b>1,529</b>	<b>2,907</b>	<b>62,339</b>	<b>89,070</b>
Factories, plants	135,524	0	0	0	1,000	30,182	40,669
Transportation, utilities	35,158	0	0	579	1,295	13,960	13,239
Mining and agriculture	31,537	0	0	250	0	9,724	16,366
Minor industrial projects, new and improvements <sup>1</sup>	41,843	292	106	700	612	8,473	18,796
<b>Commercial</b>	<b>927,932</b>	<b>3,546</b>	<b>2,536</b>	<b>24,488</b>	<b>11,885</b>	<b>141,731</b>	<b>290,748</b>
Trade and services	225,858	1,530	1,010	11,459	2,840	47,118	75,121
Warehouses	124,370	0	0	2,193	1,532	8,935	34,561
Service stations	12,429	0	0	0	0	1,895	8,424
Office buildings	270,542	365	0	1,669	2,094	23,940	58,071
Recreation	57,863	0	400	0	1,200	5,617	22,302
Hotels, restaurants	83,371	454	400	1,235	1,350	25,760	27,422
Laboratories	20,881	0	0	4,504	0	1,377	15,000
Minor commercial projects, new and improvements <sup>1</sup>	132,618	1,197	726	3,428	2,869	27,089	49,847
<b>Institutional and governmental</b>	<b>409,504</b>	<b>1,699</b>	<b>12</b>	<b>2,616</b>	<b>546</b>	<b>38,086</b>	<b>258,372</b>
Schools, education	242,773	0	0	0	0	6,766	201,302
Hospitals, medical	26,056	1,200	0	0	0	8,855	5,365
Welfare, home	55,490	300	0	0	0	12,310	20,253
Churches, religion	29,763	0	0	2,292	0	2,800	12,711
Government buildings	34,765	0	0	0	0	3,166	9,089
Minor institutional and governmental projects, new and improvements <sup>1</sup>	20,657	199	12	324	546	4,189	9,652
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
<b>Total non-residential</b>	<b>30,389</b>	<b>53,766</b>	<b>334,223</b>	<b>227,701</b>	<b>2,274</b>	<b>637</b>	<b>0</b>
<b>Industrial</b>	<b>4,295</b>	<b>3,438</b>	<b>38,009</b>	<b>42,077</b>	<b>0</b>	<b>0</b>	<b>0</b>
Factories, plants	1,565	1,593	27,400	33,115	0	0	0
Transportation, utilities	0	0	5,385	700	0	0	0
Mining and agriculture	1,430	0	801	2,966	0	0	0
Minor industrial projects, new and improvements <sup>1</sup>	1,300	1,845	4,423	5,296	0	0	0
<b>Commercial</b>	<b>23,447</b>	<b>42,380</b>	<b>255,745</b>	<b>129,681</b>	<b>1,108</b>	<b>637</b>	<b>0</b>
Trade and services	4,356	986	34,756	46,352	0	330	0
Warehouses	11,315	1,191	33,097	31,546	0	0	0
Service stations	0	600	1,100	410	0	0	0
Office buildings	2,460	24,871	142,622	14,450	0	0	0
Recreation	1,000	8,165	10,896	7,191	1,092	0	0
Hotels, restaurants	276	278	15,640	10,556	0	0	0
Laboratories	0	0	0	0	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	4,040	6,289	17,634	19,176	16	307	0
<b>Institutional and governmental</b>	<b>2,647</b>	<b>7,948</b>	<b>40,469</b>	<b>55,943</b>	<b>1,166</b>	<b>0</b>	<b>0</b>
Schools, education	1,446	4,069	9,336	19,854	0	0	0
Hospitals, medical	402	460	2,622	6,011	1,141	0	0
Welfare, home	0	0	7,267	15,360	0	0	0
Churches, religion	0	1,560	1,050	9,350	0	0	0
Government buildings	0	614	18,336	3,560	0	0	0
Minor institutional and governmental projects, new and improvements <sup>1</sup>	799	1,245	1,858	1,808	25	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

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

## Data source and methodology

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

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

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

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

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

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

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

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

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

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

### Revisions due to the correction of coding errors

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

### Revisions due to the addition of late reports

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

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

## Concepts and variables measured

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

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

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

## Building categories

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

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

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

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

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

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

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

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

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

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

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

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

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

## Geographic classification

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

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

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

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

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

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

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

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

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

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

### **Territorial revisions**

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

## Data accuracy

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

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

## Comparability of data and related sources

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

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



# Appendix I

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## Geographical abbreviations

A.R.	Agglomération de recensement
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