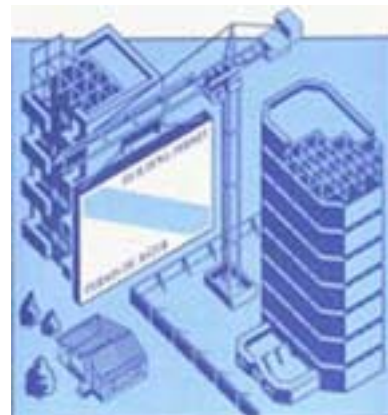




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Building Permits

April 2006



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building Permits

April 2006

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June 2006

Catalogue no. 64-001-XIE, Vol. 50, No. 4

ISSN 1480-7475

Frequency: Monthly

Ottawa

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

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

Acknowledgements

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Important notice

Changes in boundaries, status or names of geographical entities that occurred before January 2006, 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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Highlights

- Construction intentions in both the residential and non-residential sectors cooled off in April after hitting their second highest total on record the month before. Builders took out \$5.0 billion in building permits, down 10.6% from March.

Analysis – April 2006

Construction intentions in both the residential and non-residential sectors cooled off in April after hitting their second highest total on record the month before.

Builders took out \$5.0 billion in building permits, down 10.6% from March. It was the lowest level for permits since November 2005 and 1.5% below the average monthly level for last year as a whole.

In the housing sector, municipalities issued \$3.2 billion in permits, down 5.7% from March, the result of declines in both single- and multi-family components. This level was on par with the average monthly level in 2005, which was a record year for the housing sector.

Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which ease comparisons by removing the effects of seasonal variations.

The Building Permits Survey covers 2,380 municipalities representing 95% of the population. It provides an early indication of building activity. The communities representing the other 5% of the population are very small, and their levels of building activity have little impact on the total.

The value of planned construction activities shown in this release excludes engineering projects (e.g., waterworks, sewers or culverts) and land.

For the purpose of this release, the census metropolitan area of Ottawa–Gatineau is divided into two areas: Ottawa–Gatineau (Quebec part) and Ottawa–Gatineau (Ontario part).

In the non-residential sector, builders took out \$1.8 billion in permits in April, down 18.4% compared with March. This decline followed two strong gains in February and March. The retreat was fuelled primarily by a large decline in institutional permits and to a lesser extent by a decrease in the commercial component.

However, both housing and non-residential sectors remained healthy. The value of housing permits has been on an upward trend since the beginning of 2005, thanks to the extremely strong market in Western Canada. Similarly, but to a lesser extent, the non-residential sector has also been on an upward trend since November 2005.

Regionally, the census metropolitan areas of Calgary, Edmonton and Vancouver recorded the largest advances in cumulative figures for the first four months of 2006 in comparison with the same period last year. The housing market was the main driving force in all three centres.

Except for Abbotsford, every metropolitan area west of Ontario showed advances in their cumulative figures compared with 2005. In contrast, the largest decline occurred in Toronto due to a significant decrease in non-residential permits.

Housing: Demand cools for both single- and multi-family dwellings

The value of permits for single-family dwellings declined 4.0% to \$2.1 billion in April, the third consecutive monthly decrease. Despite these retreats, the level in April remained 1.1% higher than the average monthly level in 2005.

After two monthly increases, the value of multi-family permits retreated 8.7% to \$1.1 billion.

Municipal authorities approved construction of 9,523 new single-family dwellings in April, down 5.5% from March. The number of these approvals has declined in each of the last four months.

Municipalities authorized 8,750 multi-family units, down 10.3%. This component has been on a downward trend since June 2005.

Despite the slight slowdown in the feverish demand for new housing, the overall results remained positive. The residential sector continued to benefit from advantageous mortgage rates, strong full-time employment and the healthy economy in Western Canada.

The decline in housing permits in April came largely from British Columbia (-15.9%) and Alberta (-13.6%). Both declines occurred on the heels of substantial values of residential permits issued in March, and each province recorded marked declines in both single- and multi-family components.

In contrast, Ontario recorded a 6.4% increase, its first monthly gain this year. Strong increases in the value of single- and multi-family permits were the main factor.

Large drop in commercial, institutional permits

Large retreats in the value of institutional and commercial permits more than offset an increase in industrial permits in April.

After an impressive 49.3% jump in March, intentions in the institutional sector incurred the largest decline, tumbling 45.6% to \$411 million. The biggest factor was a major decline in the hospital category.

Gains in the educational and the religion building categories failed to offset declines in hospitals. Provincially, Alberta and Ontario reported the largest declines (in dollars), following a robust performance in both provinces in March.

The value of permits in the commercial sector fell 7.5% to \$1.0 billion, halting two consecutive monthly increases. The lower demand for permits associated with trade and services buildings in six provinces precipitated this decline. Despite these retreats, the level of commercial building permits in April remained 6.0% higher than the average monthly level in 2005.

On the other hand, intentions in the industrial sector increased 12.6% to \$292 million following a 6.1% decline in March. Demand for industrial permits in Ontario was particularly strong, as construction intentions for manufacturing buildings soared.

The non-residential sector continued to be hit by mixed economic indicators, though negative undertones have dominated lately. Canadian corporate operating profits declined 2.6% in the first quarter of 2006, following five straight quarters of growth. On the commercial side, wholesalers also saw their profits slip in the first quarter.

On the industrial side, Statistics Canada's most recent Business Conditions Survey reported that manufacturers were expecting tougher times ahead, anticipating lower levels of production and employment.

Provincially, the largest contributions to the monthly decline (in dollars) in the non-residential sector came from Alberta (-38.3% to \$302 million), Ontario (-12.6% to \$750 million) and British Columbia (-30.1% to \$232 million).

In contrast, New Brunswick and Newfoundland and Labrador recorded increases in all three components.

Non-residential permits were down in 13 of the 28 census metropolitan areas. The largest decline (in dollars) occurred in Ottawa, where all three components fell.

In contrast, Kitchener recorded the strongest increase, mainly as a result of a strong gain in institutional permits.

Chart 1
Total value of building permits

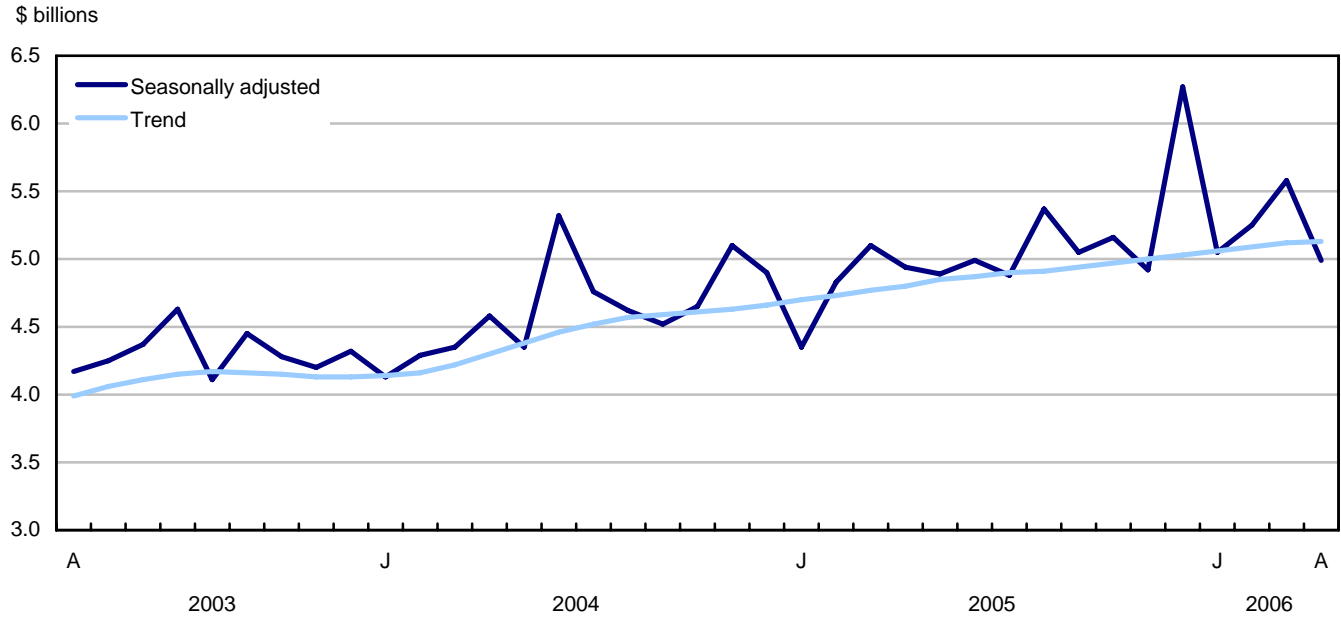


Chart 2
Residential value of building permits - Total

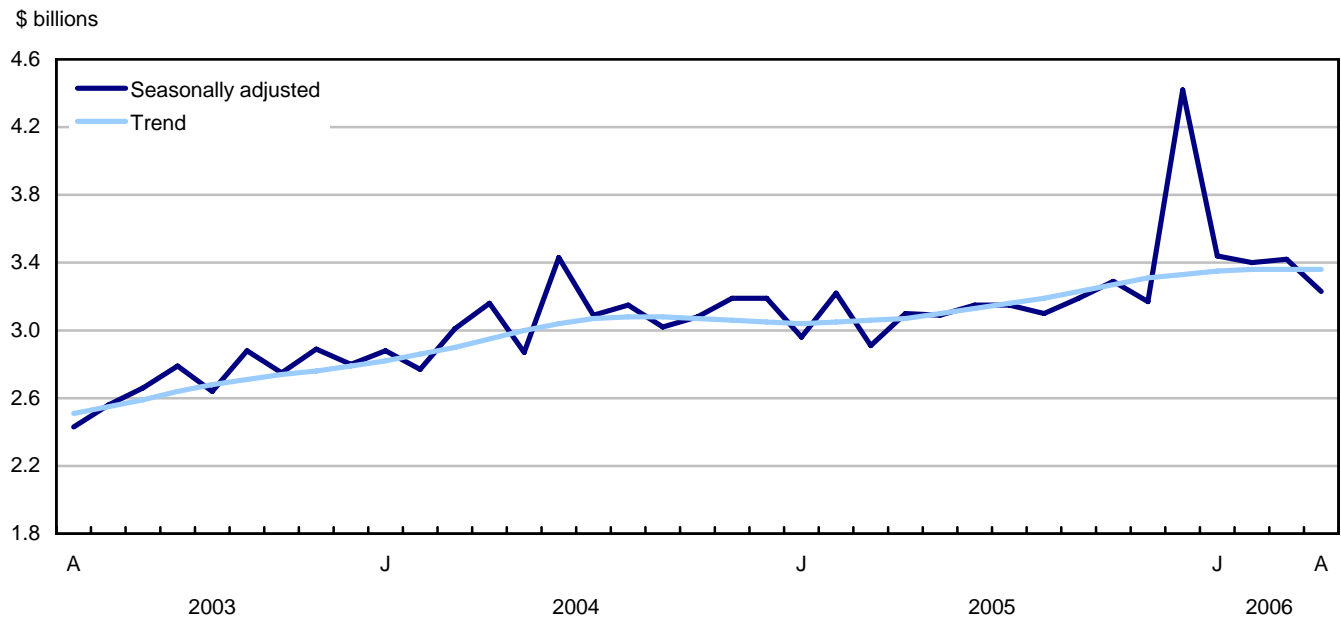


Chart 3
Number of dwelling units - Single and multiple

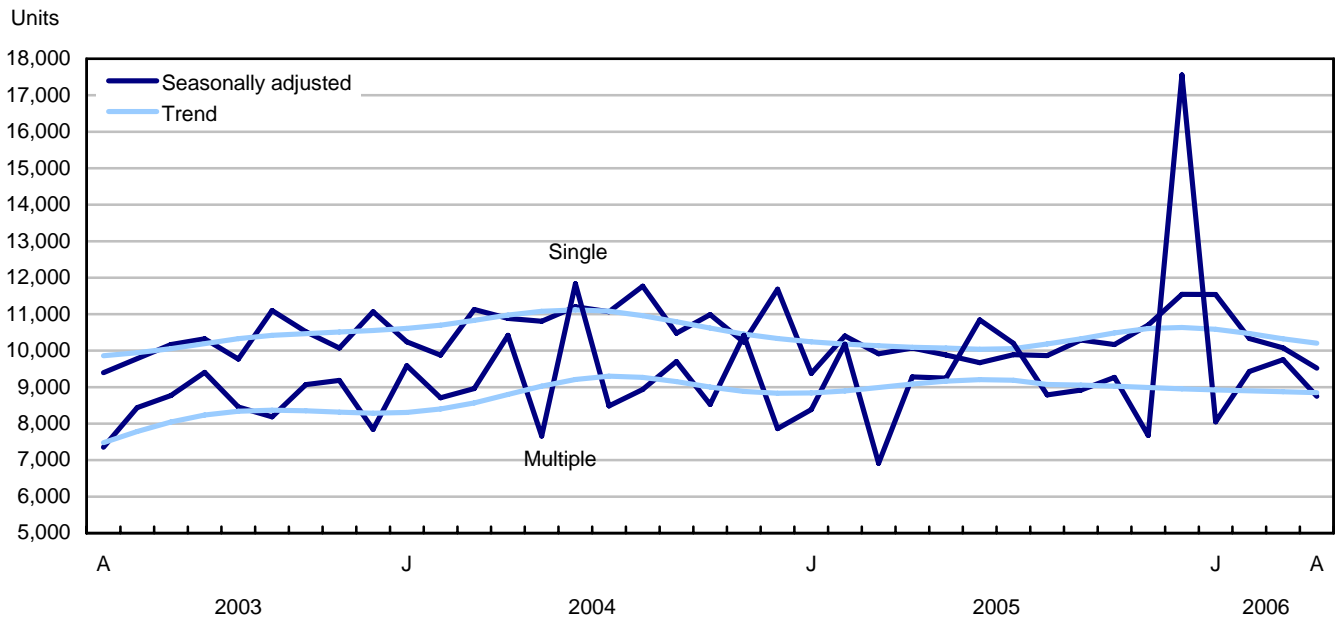


Chart 4
Non residential value of building permits - Total

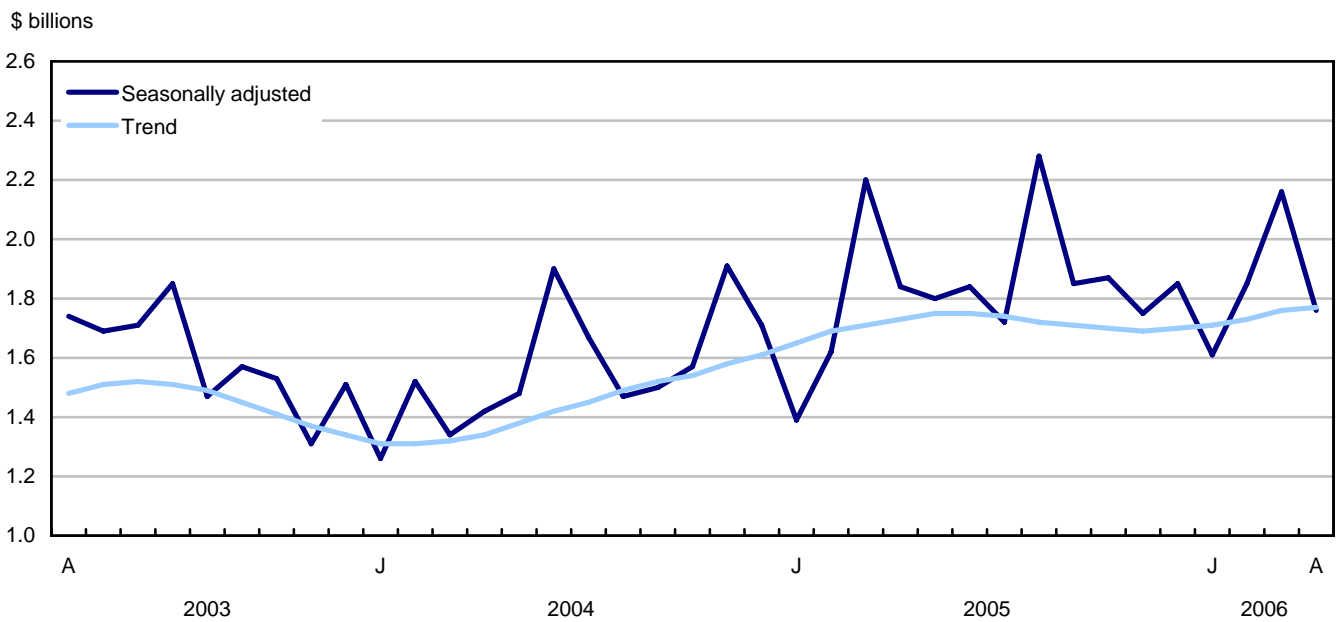


Chart 5
Commercial value of building permits

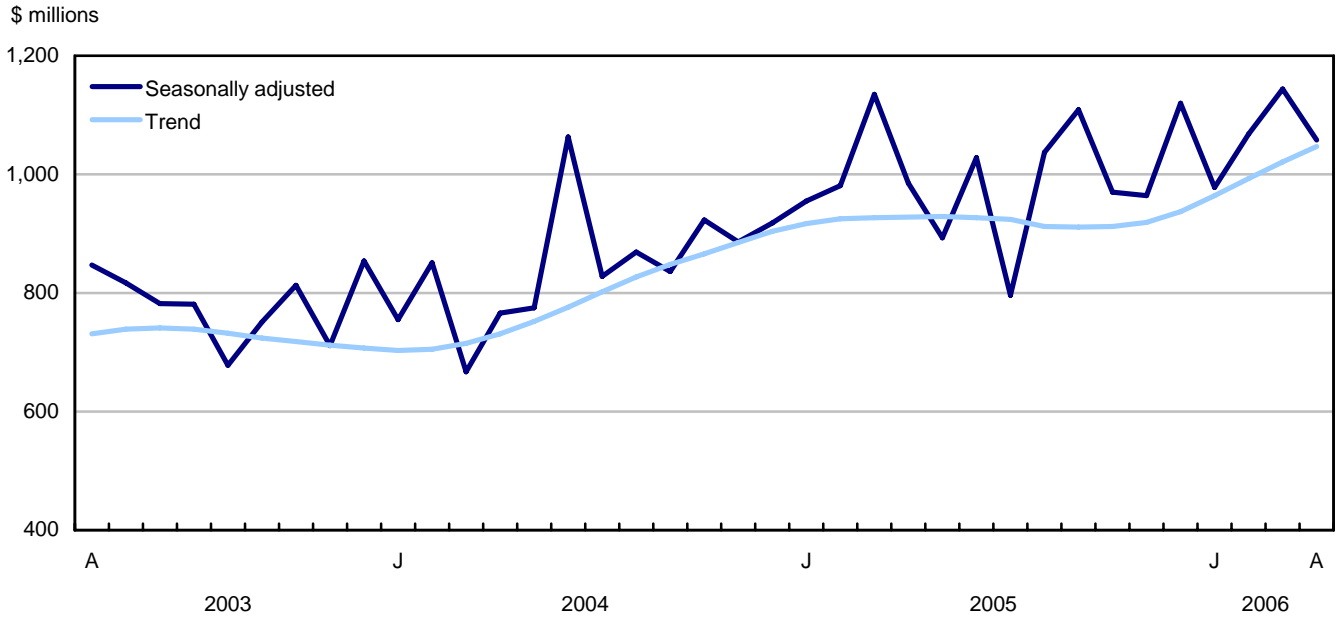


Chart 6
Industrial value of building permits

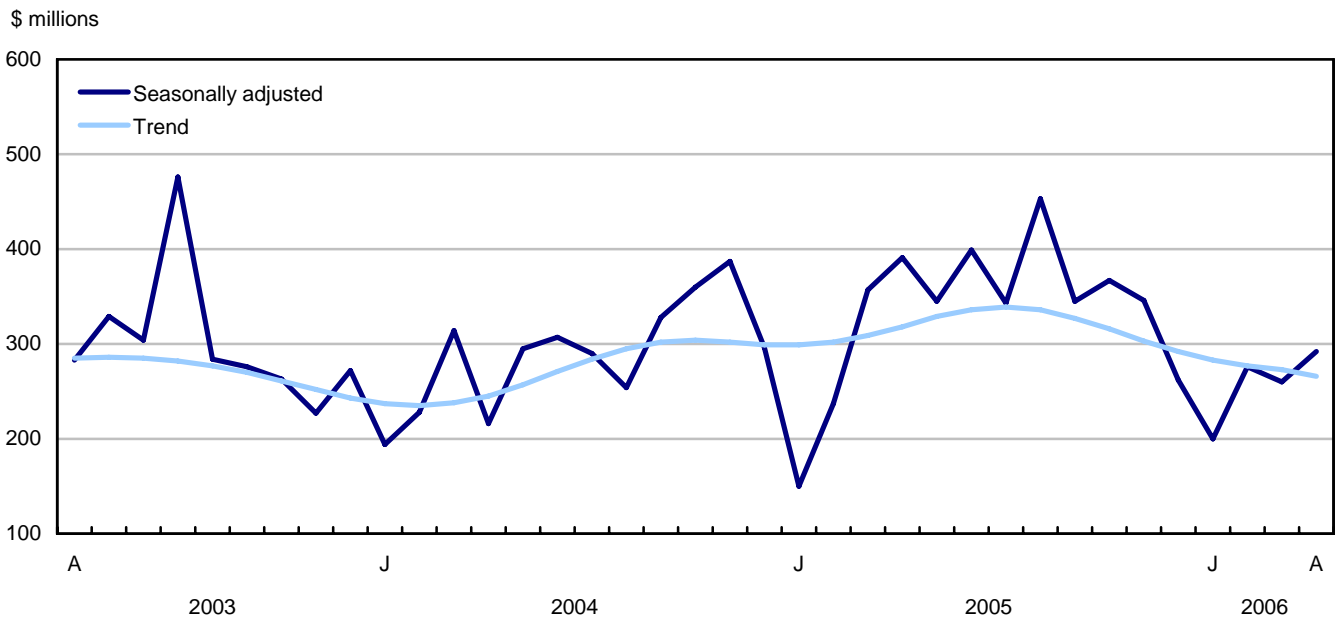
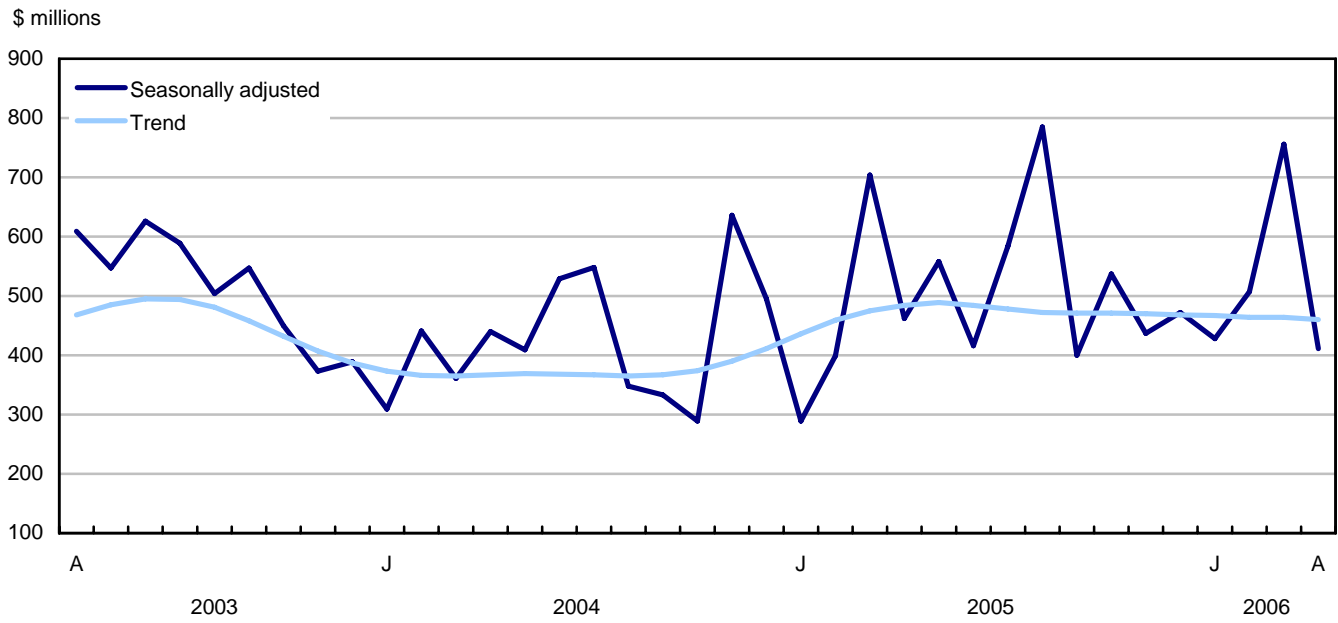


Chart 7
Institutional and governmental value of building permits



Related products

Selected publications from Statistics Canada

61-205-X	Private and public investment in Canada, intentions
62-202-X	Spending patterns in Canada
64-203-X	Building permits, annual summary

Selected technical and analytical products from Statistics Canada

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

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

Selected surveys from Statistics Canada

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

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

Statistical tables

Table 1
Total value of building permits, provinces and territories, seasonally adjusted

	2006		April to March	March to February	February to January	January to December	December to November	November to October
	April ^p	March ^r						
	thousands of dollars		percentage change					
Canada	4,987,325	5,579,388	-10.6	6.3	3.9	-19.5	27.5	-4.7
Newfoundland and Labrador	53,009	28,804	84.0	-42.9	25.7	22.1	0.3	-16.3
Prince Edward Island	21,972	23,143	-5.1	105.6	-14.7	-23.3	-18.8	40.4
Nova Scotia	87,816	125,741	-30.2	29.4	1.8	-2.4	1.2	-21.1
New Brunswick	76,928	62,082	23.9	-2.7	-33.8	69.4	-5.2	-26.1
Quebec	895,055	922,260	-2.9	-13.3	21.5	-2.9	3.5	-12.3
Ontario	1,884,265	1,923,827	-2.1	5.2	-11.0	-28.3	57.8	-4.7
Manitoba	103,689	100,620	3.1	-19.5	9.2	22.7	-26.2	60.7
Saskatchewan	88,886	79,842	11.3	7.3	-11.7	-13.8	0.4	24.5
Alberta	938,796	1,226,958	-23.5	13.6	19.4	-13.9	12.4	-2.4
British Columbia	832,937	1,046,431	-20.4	23.0	11.4	-27.3	24.4	-4.6
Yukon Territory	1,305	28,608	-95.4	2,908.2	-76.1	-44.4	-56.6	526.1
Northwest Territories	1,960	1,953	0.4	876.5	-60.2	127.6	-87.8	-32.6
Nunavut	707	9,119	-92.2	...	...	-100.0	65.7	-86.1

Table 2
Non-residential value of building permits, provinces and territories, seasonally adjusted

	2006		April to March	March to February	February to January	January to December	December to November	November to October
	April ^p	March ^r						
	thousands of dollars		percentage change					
Canada	1,761,276	2,159,526	-18.4	16.7	15.3	-13.4	6.1	-6.7
Newfoundland and Labrador	22,247	4,920	352.2	-70.9	138.5	-5.4	11.5	-38.2
Prince Edward Island	11,999	7,350	63.3	1,081.7	-86.1	68.7	-49.7	-16.6
Nova Scotia	24,267	30,816	-21.3	25.3	29.1	-33.4	24.7	-62.1
New Brunswick	33,936	12,748	166.2	-48.4	-53.6	247.0	-33.1	-44.9
Quebec	295,517	305,627	-3.3	-19.1	10.5	13.9	8.4	-5.2
Ontario	750,139	858,291	-12.6	26.1	11.5	-18.3	6.8	-5.4
Manitoba	33,183	43,456	-23.6	-20.9	47.2	14.6	-3.3	33.7
Saskatchewan	54,754	43,431	26.1	7.2	-4.1	-30.7	24.1	16.5
Alberta	302,259	490,023	-38.3	45.8	34.1	-36.1	3.9	-12.5
British Columbia	232,087	332,151	-30.1	13.2	23.1	-10.0	11.5	6.8
Yukon Territory	83	23,030	-99.6	33,276.8	-63.1	-93.1	-80.2	2,134.2
Northwest Territories	805	74	987.8	-63.0	-51.3	98.6	-88.2	81.6
Nunavut	0	7,609	-100.0	...	...	...	...	-100.0

Table 3
Residential value of building permits, provinces and territories, seasonally adjusted

	2006		April to March	March to February	February to January	January to December	December to November	November to October
	April ^p	March ^r						
	thousands of dollars		percentage change					
Canada	3,226,049	3,419,862	-5.7	0.7	-1.3	-22.1	39.3	-3.6
Newfoundland and Labrador	30,762	23,884	28.8	-28.8	1.5	30.2	-2.5	-7.9
Prince Edward Island	9,973	15,793	-36.9	48.5	22.0	-40.1	-8.5	81.7
Nova Scotia	63,549	94,925	-33.1	30.8	-5.0	10.5	-6.1	19.1
New Brunswick	42,992	49,334	-12.9	26.2	-9.4	3.8	12.2	-6.1
Quebec	599,538	616,633	-2.8	-10.2	28.5	-11.3	1.2	-15.2
Ontario	1,134,126	1,065,536	6.4	-7.2	-20.5	-31.8	89.9	-4.2
Manitoba	70,506	57,164	23.3	-18.5	-9.2	27.0	-34.5	73.4
Saskatchewan	34,132	36,411	-6.3	7.4	-19.4	14.1	-23.7	33.8
Alberta	636,537	736,935	-13.6	-0.9	13.8	-0.6	18.1	5.8
British Columbia	600,850	714,280	-15.9	28.2	6.1	-33.1	29.5	-8.4
Yukon Territory	1,222	5,578	-78.1	532.4	-76.7	-15.0	55.5	41.9
Northwest Territories	1,155	1,879	-38.5	...	-100.0	557.1	-74.1	-96.9
Nunavut	707	1,510	-53.2	...	...	-100.0	65.7	-83.1

Table 4
Number of dwelling units authorized, province and territories, seasonally adjusted at annual rate

	2006		April to March	March to February	February to January	January to December	December to November	November to October
	April ^p	March ^r						
	units		percentage change					
Canada	219,276	237,948	-7.8	0.3	0.9	-32.7	58.3	-5.4
Newfoundland and Labrador	2,412	1,776	35.8	-24.1	-20.1	63.8	-8.6	-7.4
Prince Edward Island	972	1,140	-14.7	13.1	10.5	-53.9	-1.2	142.0
Nova Scotia	5,208	7,836	-33.5	42.3	6.0	3.3	-14.7	10.8
New Brunswick	4,392	4,920	-10.7	45.9	4.5	-32.1	39.9	-17.5
Quebec	43,944	45,264	-2.9	-15.2	18.6	-4.4	3.1	-22.6
Ontario	66,840	68,820	-2.9	-3.1	-18.8	-50.4	162.8	-9.0
Manitoba	6,408	4,584	39.8	-14.0	-28.8	65.5	-53.5	144.7
Saskatchewan	2,868	3,048	-5.9	6.7	-6.7	38.6	-41.2	16.8
Alberta	51,084	53,220	-4.0	-9.8	19.9	-9.8	16.5	14.1
British Columbia	34,920	46,524	-24.9	39.4	10.6	-40.4	49.2	-14.2
Yukon Territory	108	528	-79.5	...	-100.0	-14.3	12.9	106.7
Northwest Territories	72	216	-66.7	...	-100.0	...	...	-100.0
Nunavut	48	72	-33.3	...	...	-100.0	0.0	-88.9

Table 5
Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2006

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Canada									
March r	10,075	9,754	19,829	3,419,862	259,527	1,143,660	756,339	2,159,526	5,579,388
April p	9,523	8,750	18,273	3,226,049	292,137	1,057,824	411,315	1,761,276	4,987,325
Cumulative Jan. - Apr. 2006	41,471	35,981	77,452	13,485,340	1,028,267	4,246,823	2,101,766	7,376,856	20,862,196
Cumulative Jan. - Apr. 2005	39,767	34,753	74,520	12,183,835	1,134,743	4,056,375	1,853,845	7,044,963	19,228,798
Newfoundland and Labrador									
March r	103	45	148	23,884	0	4,755	165	4,920	28,804
April p	129	72	201	30,762	4,234	15,891	2,122	22,247	53,009
Cumulative Jan. - Apr. 2006	617	171	788	121,218	4,249	43,873	3,073	51,195	172,413
Cumulative Jan. - Apr. 2005	624	118	742	108,438	32,196	26,024	7,891	66,111	174,549
Prince Edward Island									
March r	90	5	95	15,793	1,675	5,580	95	7,350	23,143
April p	69	12	81	9,973	176	5,987	5,836	11,999	21,972
Cumulative Jan. - Apr. 2006	281	55	336	45,118	2,136	13,940	8,372	24,448	69,566
Cumulative Jan. - Apr. 2005	249	19	268	39,626	21,988	17,448	1,907	41,343	80,969
Nova Scotia									
March r	333	320	653	94,925	16,241	10,833	3,742	30,816	125,741
April p	233	201	434	63,549	1,543	20,223	2,501	24,267	87,816
Cumulative Jan. - Apr. 2006	1,242	737	1,979	307,411	29,994	60,823	7,906	98,723	406,134
Cumulative Jan. - Apr. 2005	1,081	403	1,484	235,447	6,380	69,191	20,864	96,435	331,882
New Brunswick									
March r	259	151	410	49,334	1,216	9,139	2,393	12,748	62,082
April p	222	144	366	42,992	3,803	23,359	6,774	33,936	76,928
Cumulative Jan. - Apr. 2006	996	330	1,326	174,521	6,716	64,576	53,324	124,616	299,137
Cumulative Jan. - Apr. 2005	944	146	1,090	146,441	12,429	35,943	12,951	61,323	207,764
Quebec									
March r	1,870	1,902	3,772	616,633	44,205	183,204	78,218	305,627	922,260
April p	1,678	1,984	3,662	599,538	41,446	180,791	73,280	295,517	895,055
Cumulative Jan. - Apr. 2006	7,214	8,421	15,635	2,436,777	178,714	711,629	430,362	1,320,705	3,757,482
Cumulative Jan. - Apr. 2005	8,108	8,463	16,571	2,458,745	182,083	655,266	200,426	1,037,775	3,496,520
Ontario									
March r	2,864	2,871	5,735	1,065,536	129,964	429,588	298,739	858,291	1,923,827
April p	3,001	2,569	5,570	1,134,126	163,110	397,945	189,084	750,139	1,884,265
Cumulative Jan. - Apr. 2006	12,555	11,950	24,505	4,793,703	536,565	1,543,643	819,534	2,899,742	7,693,445
Cumulative Jan. - Apr. 2005	13,769	12,658	26,427	4,815,040	444,297	1,598,568	972,411	3,015,276	7,830,316
Manitoba									
March r	299	83	382	57,164	1,308	28,934	13,214	43,456	100,620
April p	262	272	534	70,506	2,260	16,940	13,983	33,183	103,689
Cumulative Jan. - Apr. 2006	1,220	764	1,984	274,994	5,928	113,896	49,071	168,895	443,889
Cumulative Jan. - Apr. 2005	1,169	179	1,348	201,225	15,238	73,620	28,757	117,615	318,840
Saskatchewan									
March r	140	114	254	36,411	1,567	20,384	21,480	43,431	79,842
April p	168	71	239	34,132	2,996	20,145	31,613	54,754	88,886
Cumulative Jan. - Apr. 2006	746	240	986	146,518	8,922	90,817	81,199	180,938	327,456
Cumulative Jan. - Apr. 2005	647	199	846	110,269	19,774	85,460	32,752	137,986	248,255
Alberta									
March r	2,779	1,656	4,435	736,935	38,821	228,538	222,664	490,023	1,226,958
April p	2,583	1,674	4,257	636,537	51,314	213,875	37,070	302,259	938,796
Cumulative Jan. - Apr. 2006	11,366	6,341	17,707	2,770,723	165,731	882,947	330,228	1,378,906	4,149,629
Cumulative Jan. - Apr. 2005	8,591	5,624	14,215	1,908,207	307,617	735,154	337,966	1,380,737	3,288,944

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, 2006

	Number of dwelling units			Residential	Estimated value of construction				Total
	Singles ¹	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
British Columbia									
March r	1,276	2,601	3,877	714,280	24,529	214,541	93,081	332,151	1,046,431
April p	1,165	1,745	2,910	600,850	20,965	162,208	48,914	232,087	832,937
Cumulative Jan. - Apr. 2006	5,124	6,959	12,083	2,397,548	88,851	711,682	295,687	1,096,220	3,493,768
Cumulative Jan. - Apr. 2005	4,481	6,914	11,395	2,140,834	89,652	752,122	236,117	1,077,891	3,218,725
Yukon Territory									
March r	44	0	44	5,578	0	523	22,507	23,030	28,608
April p	7	2	9	1,222	50	20	13	83	1,305
Cumulative Jan. - Apr. 2006	80	3	83	11,466	70	591	22,708	23,369	34,835
Cumulative Jan. - Apr. 2005	57	0	57	10,792	202	2,124	763	3,089	13,881
Northwest Territories									
March r	18	0	18	1,879	0	33	41	74	1,953
April p	6	0	6	1,155	240	440	125	805	1,960
Cumulative Jan. - Apr. 2006	30	0	30	3,126	390	798	302	1,490	4,616
Cumulative Jan. - Apr. 2005	47	30	77	8,768	2,887	5,053	1,040	8,980	17,748
Nunavut									
March r	0	6	6	1,510	1	7,608	0	7,609	9,119
April p	0	4	4	707	0	0	0	0	707
Cumulative Jan. - Apr. 2006	0	10	10	2,217	1	7,608	0	7,609	9,826
Cumulative Jan. - Apr. 2005	0	0	0	3	0	402	0	402	405

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, 2006

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Abbotsford, British Columbia									
March ^r	31	0	31	5,581	2,536	4,889	0	7,425	13,006
April ^p	38	139	177	16,298	7,407	3,300	13,239	23,946	40,244
Cumulative Jan. - Apr. 2006	134	393	527	52,960	22,858	8,322	13,574	44,754	97,714
Cumulative Jan. - Apr. 2005	163	211	374	49,948	16,080	11,586	53,940	81,606	131,554
Calgary, Alberta									
March ^r	1,087	888	1,975	321,734	6,552	73,508	174,770	254,830	576,564
April ^p	980	727	1,707	271,464	7,666	78,859	5,883	92,408	363,872
Cumulative Jan. - Apr. 2006	4,333	2,634	6,967	1,128,455	22,280	304,569	223,915	550,764	1,679,219
Cumulative Jan. - Apr. 2005	2,989	1,466	4,455	721,834	75,670	282,782	246,071	604,523	1,326,357
Edmonton, Alberta									
March ^r	777	473	1,250	194,771	7,026	34,059	36,369	77,454	272,225
April ^p	800	432	1,232	199,278	10,200	36,674	7,951	54,825	254,103
Cumulative Jan. - Apr. 2006	3,203	1,785	4,988	796,911	34,970	177,512	59,717	272,199	1,069,110
Cumulative Jan. - Apr. 2005	2,677	2,801	5,478	593,865	39,386	147,822	45,254	232,462	826,327
Greater Sudbury / Grand Sudbury, Ontario									
March ^r	23	0	23	4,483	533	778	569	1,880	6,363
April ^p	42	0	42	7,017	6,057	14,130	12,530	32,717	39,734
Cumulative Jan. - Apr. 2006	102	0	102	18,709	6,835	16,692	14,222	37,749	56,458
Cumulative Jan. - Apr. 2005	88	4	92	18,274	1,960	18,175	11,594	31,729	50,003
Halifax, Nova Scotia									
March ^r	115	196	311	46,332	7,126	4,800	278	12,204	58,536
April ^p	85	147	232	34,581	100	6,791	1,623	8,514	43,095
Cumulative Jan. - Apr. 2006	410	496	906	140,982	16,194	33,416	3,089	52,699	193,681
Cumulative Jan. - Apr. 2005	420	326	746	120,299	2,231	35,880	14,803	52,914	173,213
Hamilton, Ontario									
March ^r	122	187	309	53,286	3,418	11,194	9,343	23,955	77,241
April ^p	85	120	205	39,696	1,843	9,393	4,866	16,102	55,798
Cumulative Jan. - Apr. 2006	474	538	1,012	192,755	16,215	55,834	42,926	114,975	307,730
Cumulative Jan. - Apr. 2005	548	663	1,211	214,152	3,037	80,999	58,343	142,379	356,531
Kingston, Ontario									
March ^r	45	13	58	7,605	850	4,339	32,195	37,384	44,989
April ^p	51	4	55	9,516	65	3,332	2,782	6,179	15,695
Cumulative Jan. - Apr. 2006	126	39	165	25,366	1,387	15,932	35,444	52,763	78,129
Cumulative Jan. - Apr. 2005	142	18	160	24,019	1,498	24,998	5,398	31,894	55,913
Kitchener, Ontario									
March ^r	168	363	531	70,160	4,237	20,329	469	25,035	95,195
April ^p	146	118	264	42,503	9,640	16,099	43,204	68,943	111,446
Cumulative Jan. - Apr. 2006	631	746	1,377	214,498	18,353	87,396	48,846	154,595	369,093
Cumulative Jan. - Apr. 2005	617	547	1,164	176,567	22,087	60,650	38,687	121,424	297,991
London, Ontario									
March ^r	159	58	217	37,868	1,257	10,910	6,313	18,480	56,348
April ^p	196	96	292	49,358	2,324	17,350	8,730	28,404	77,762
Cumulative Jan. - Apr. 2006	714	704	1,418	213,439	4,560	61,169	36,097	101,826	315,265
Cumulative Jan. - Apr. 2005	630	645	1,275	175,234	16,470	52,778	29,855	99,103	274,337
Montréal, Quebec									
March ^r	683	932	1,615	294,171	19,059	89,043	39,651	147,753	441,924
April ^p	592	1,090	1,682	287,494	16,253	103,252	40,408	159,913	447,407
Cumulative Jan. - Apr. 2006	2,753	4,264	7,017	1,169,149	88,298	386,742	263,028	738,068	1,907,217
Cumulative Jan. - Apr. 2005	3,268	5,241	8,509	1,259,891	109,472	373,850	71,370	554,692	1,814,583

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, 2006

	Number of dwelling units			Residential	Estimated value of construction				Total
	Singles ¹	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Oshawa, Ontario									
March r	179	107	286	56,531	596	9,381	247	10,224	66,755
April p	124	105	229	43,464	3,340	33,884	1,163	38,387	81,851
Cumulative Jan. - Apr. 2006	660	608	1,268	240,861	5,608	50,051	18,053	73,712	314,573
Cumulative Jan. - Apr. 2005	746	300	1,046	206,592	17,456	49,802	27,080	94,338	300,930
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
March r	260	427	687	105,886	2,349	80,955	192,564	275,868	381,754
April p	181	150	331	63,246	1,177	10,380	2,737	14,294	77,540
Cumulative Jan. - Apr. 2006	738	906	1,644	276,036	5,248	158,983	211,732	375,963	651,999
Cumulative Jan. - Apr. 2005	713	778	1,491	273,427	8,423	120,248	205,209	333,880	607,307
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
March r	69	124	193	26,323	2,098	4,761	10,523	17,382	43,705
April p	70	55	125	22,519	78	4,759	506	5,343	27,862
Cumulative Jan. - Apr. 2006	289	751	1,040	114,296	2,176	15,794	22,350	40,320	154,616
Cumulative Jan. - Apr. 2005	397	136	533	88,493	2,831	21,929	4,413	29,173	117,666
Québec, Quebec									
March r	252	276	528	70,421	3,744	28,952	5,311	38,007	108,428
April p	171	280	451	63,407	916	31,713	5,982	38,611	102,018
Cumulative Jan. - Apr. 2006	816	975	1,791	239,875	15,542	107,763	46,819	170,124	409,999
Cumulative Jan. - Apr. 2005	1,023	1,012	2,035	271,590	3,383	65,671	26,225	95,279	366,869
Regina, Saskatchewan									
March r	54	2	56	11,786	325	10,717	166	11,208	22,994
April p	57	61	118	14,893	602	2,217	15,881	18,700	33,593
Cumulative Jan. - Apr. 2006	274	69	343	54,071	1,790	25,607	25,413	52,810	106,881
Cumulative Jan. - Apr. 2005	180	61	241	32,392	3,288	28,672	19,545	51,505	83,897
Saguenay, Quebec									
March r	30	36	66	8,378	950	1,729	9,131	11,810	20,188
April p	30	20	50	9,776	1,040	1,335	2,379	4,754	14,530
Cumulative Jan. - Apr. 2006	79	96	175	24,813	2,339	4,858	14,188	21,385	46,198
Cumulative Jan. - Apr. 2005	80	85	165	23,683	13,977	11,621	4,322	29,920	53,603
Saint John, New Brunswick									
March r	37	20	57	7,920	421	1,619	263	2,303	10,223
April p	42	22	64	7,536	1,450	2,006	641	4,097	11,633
Cumulative Jan. - Apr. 2006	191	51	242	36,448	2,072	8,459	4,434	14,965	51,413
Cumulative Jan. - Apr. 2005	186	37	223	29,891	3,193	9,398	562	13,153	43,044
Saskatoon, Saskatchewan									
March r	54	104	158	15,472	1,207	3,327	21,303	25,837	41,309
April p	69	1	70	10,234	2,086	10,623	2,995	15,704	25,938
Cumulative Jan. - Apr. 2006	295	151	446	54,952	5,917	39,484	36,721	82,122	137,074
Cumulative Jan. - Apr. 2005	279	95	374	46,240	15,863	24,639	8,203	48,705	94,945
Sherbrooke, Quebec									
March r	60	88	148	18,794	1,086	6,039	2,503	9,628	28,422
April p	45	46	91	12,872	1,305	1,855	12,349	15,509	28,381
Cumulative Jan. - Apr. 2006	229	587	816	92,845	3,918	14,453	15,851	34,222	127,067
Cumulative Jan. - Apr. 2005	241	160	401	54,875	2,102	17,522	1,356	20,980	75,855
St. Catharines-Niagara, Ontario									
March r	71	51	122	28,149	4,839	9,959	1,082	15,880	44,029
April p	88	48	136	27,805	3,990	4,820	7,761	16,571	44,376
Cumulative Jan. - Apr. 2006	280	167	447	93,818	9,358	35,151	10,916	55,425	149,243
Cumulative Jan. - Apr. 2005	296	137	433	82,281	4,311	40,572	54,546	99,429	181,710

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, 2006

	Number of dwelling units			Residential	Estimated value of construction				Total
	Singles ¹	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
St. John's, Newfoundland and Labrador									
March r	53	42	95	14,840	0	4,401	0	4,401	19,241
April p	77	52	129	20,710	3,934	13,381	1,587	18,902	39,612
Cumulative Jan. - Apr. 2006	408	146	554	83,935	3,940	38,788	2,144	44,872	128,807
Cumulative Jan. - Apr. 2005	377	113	490	72,304	32,015	22,502	4,020	58,537	130,841
Thunder Bay, Ontario									
March r	4	0	4	1,224	79	734	714	1,527	2,751
April p	13	0	13	2,933	153	585	13	751	3,684
Cumulative Jan. - Apr. 2006	31	3	34	7,845	5,614	7,723	3,425	16,762	24,607
Cumulative Jan. - Apr. 2005	27	42	69	9,339	5,634	14,016	17,801	37,451	46,790
Toronto, Ontario									
March r	815	1,233	2,048	422,893	40,989	204,988	31,706	277,683	700,576
April p	1,038	1,771	2,809	588,684	91,104	207,171	58,156	356,431	945,115
Cumulative Jan. - Apr. 2006	4,236	6,958	11,194	2,298,499	227,164	727,137	161,571	1,115,872	3,414,371
Cumulative Jan. - Apr. 2005	4,706	7,964	12,670	2,330,343	251,185	783,315	353,230	1,387,730	3,718,073
Trois-Rivières, Quebec									
March r	27	21	48	7,549	474	2,202	2,453	5,129	12,678
April p	31	52	83	11,769	412	1,440	69	1,921	13,690
Cumulative Jan. - Apr. 2006	99	214	313	39,518	2,545	17,725	12,648	32,918	72,436
Cumulative Jan. - Apr. 2005	103	101	204	28,976	1,232	13,382	2,082	16,696	45,672
Vancouver, British Columbia									
March r	478	1,793	2,271	403,538	9,839	141,462	69,835	221,136	624,674
April p	416	958	1,374	277,424	9,454	97,891	18,103	125,448	402,872
Cumulative Jan. - Apr. 2006	1,927	4,331	6,258	1,209,857	33,855	436,775	199,145	669,775	1,879,632
Cumulative Jan. - Apr. 2005	1,534	4,144	5,678	1,117,533	38,689	466,187	110,300	615,176	1,732,709
Victoria, British Columbia									
March r	99	101	200	39,954	5,081	17,360	4,799	27,240	67,194
April p	73	147	220	53,776	319	6,420	1,474	8,213	61,989
Cumulative Jan. - Apr. 2006	384	508	892	186,481	6,434	40,477	11,358	58,269	244,750
Cumulative Jan. - Apr. 2005	384	461	845	155,898	6,325	44,519	15,473	66,317	222,215
Windsor, Ontario									
March r	66	68	134	21,037	4,776	6,811	1,024	12,611	33,648
April p	65	9	74	18,620	8,245	4,185	7,761	20,191	38,811
Cumulative Jan. - Apr. 2006	253	246	499	112,490	14,899	15,977	56,563	87,439	199,929
Cumulative Jan. - Apr. 2005	372	166	538	89,662	5,807	29,008	33,173	67,988	157,650
Winnipeg, Manitoba									
March r	176	51	227	34,910	27	14,567	9,800	24,394	59,304
April p	147	254	401	49,821	783	10,206	13,900	24,889	74,710
Cumulative Jan. - Apr. 2006	661	670	1,331	175,855	1,972	67,403	45,375	114,750	290,605
Cumulative Jan. - Apr. 2005	656	145	801	117,296	969	47,456	24,553	72,978	190,274

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, 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Canada							
March r	10,901	34	1,074	2,244	6,924	555	21,732
April p	10,769	60	863	1,772	5,908	464	19,836
Cumulative Jan. - Apr. 2006	35,762	127	3,247	6,723	20,683	1,711	68,253
Cumulative Jan. - Apr. 2005	35,899	124	4,030	7,058	19,134	1,411	67,656
Newfoundland and Labrador							
March r	54	1	8	0	12	3	78
April p	159	1	28	0	37	31	256
Cumulative Jan. - Apr. 2006	301	2	54	4	55	36	452
Cumulative Jan. - Apr. 2005	353	0	24	5	55	6	443
Prince Edward Island							
March r	51	0	4	0	0	1	56
April p	70	3	8	0	0	4	85
Cumulative Jan. - Apr. 2006	152	4	18	0	32	5	211
Cumulative Jan. - Apr. 2005	134	5	8	3	8	0	158
Nova Scotia							
March r	277	5	24	10	280	6	602
April p	276	6	22	13	163	4	484
Cumulative Jan. - Apr. 2006	796	15	58	33	624	23	1,549
Cumulative Jan. - Apr. 2005	833	13	42	45	293	23	1,249
New Brunswick							
March r	179	4	53	14	74	10	334
April p	266	7	34	21	86	3	417
Cumulative Jan. - Apr. 2006	554	14	89	40	166	35	898
Cumulative Jan. - Apr. 2005	577	25	24	21	71	30	748
Quebec							
March r	2,542	11	251	287	1,757	125	4,973
April p	2,247	21	179	110	1,875	129	4,561
Cumulative Jan. - Apr. 2006	7,117	41	612	880	5,521	586	14,757
Cumulative Jan. - Apr. 2005	8,249	39	1,135	243	5,722	682	16,070
Ontario							
March r	2,970	5	402	1,076	1,469	356	6,278
April p	3,240	14	307	987	847	205	5,600
Cumulative Jan. - Apr. 2006	10,426	32	1,243	3,257	5,298	837	21,093
Cumulative Jan. - Apr. 2005	12,062	33	1,688	3,914	5,167	531	23,395
Manitoba							
March r	295	1	4	3	76	0	379
April p	308	1	6	32	234	0	581
Cumulative Jan. - Apr. 2006	953	2	22	37	705	0	1,719
Cumulative Jan. - Apr. 2005	999	1	1	21	157	0	1,179
Saskatchewan							
March r	137	0	8	11	79	16	251
April p	222	0	0	42	28	1	293
Cumulative Jan. - Apr. 2006	580	0	24	53	144	19	820
Cumulative Jan. - Apr. 2005	539	2	14	31	150	5	741
Alberta							
March r	2,917	3	259	269	1,256	4	4,708
April p	2,816	4	213	364	1,052	6	4,455
Cumulative Jan. - Apr. 2006	10,176	8	934	1,039	3,346	13	15,516
Cumulative Jan. - Apr. 2005	7,959	5	875	978	2,951	29	12,797
British Columbia							
March r	1,462	4	61	568	1,921	34	4,050
April p	1,155	3	64	203	1,582	81	3,088
Cumulative Jan. - Apr. 2006	4,676	9	191	1,374	4,788	156	11,194
Cumulative Jan. - Apr. 2005	4,153	1	219	1,779	4,548	105	10,805

Table 7 – continued

Dwelling units, provinces and territories, unadjusted, 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Yukon Territory							
March r	9	0	0	0	0	0	9
April p	4	0	2	0	0	0	6
Cumulative Jan. - Apr. 2006	16	0	2	0	0	1	19
Cumulative Jan. - Apr. 2005	17	0	0	0	0	0	17
Northwest Territories							
March r	8	0	0	0	0	0	8
April p	6	0	0	0	0	0	6
Cumulative Jan. - Apr. 2006	15	0	0	0	0	0	15
Cumulative Jan. - Apr. 2005	24	0	0	18	12	0	54
Nunavut							
March r	0	0	0	6	0	0	6
April p	0	0	0	0	4	0	4
Cumulative Jan. - Apr. 2006	0	0	0	6	4	0	10
Cumulative Jan. - Apr. 2005	0	0	0	0	0	0	0

Table 8
Dwelling units, census metropolitan areas, unadjusted, April 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	35	0	0	0	159	0	194
Calgary, Alberta	1,023	0	67	136	614	2	1,842
Edmonton, Alberta	835	0	89	134	262	2	1,322
Greater Sudbury / Grand Sudbury, Ontario	43	0	0	0	0	0	43
Halifax, Nova Scotia	112	0	14	13	118	2	259
Hamilton, Ontario	88	0	0	107	0	2	197
Kingston, Ontario	53	0	2	0	0	2	57
Kitchener, Ontario	150	0	24	40	42	1	257
London, Ontario	202	0	2	35	50	0	289
Montréal, Quebec	793	0	58	15	1,105	50	2,021
Oshawa, Ontario	128	0	0	88	3	4	223
Ottawa-Gatineau, Ontario/Quebec	280	0	15	114	52	17	478
Ottawa-Gatineau, Ontario part, Ontario/Quebec	186	0	15	84	27	10	322
Ottawa-Gatineau, Quebec part, Ontario/Quebec	94	0	0	30	25	7	156
Québec, Quebec	228	1	43	51	212	9	544
Regina, Saskatchewan	70	0	0	37	24	0	131
Saguenay, Quebec	40	0	4	2	14	3	63
Saint John, New Brunswick	50	0	0	0	22	0	72
Saskatoon, Saskatchewan	84	0	0	0	0	1	85
Sherbrooke, Quebec	58	2	2	0	46	4	112
St. Catharines-Niagara, Ontario	91	0	6	28	9	1	135
St. John's, Newfoundland and Labrador	101	0	28	0	18	30	177
Thunder Bay, Ontario	13	0	0	0	0	0	13
Toronto, Ontario	1,069	0	220	533	684	172	2,678
Trois-Rivières, Quebec	42	0	6	0	46	7	101
Vancouver, British Columbia	381	0	24	94	953	29	1,481
Victoria, British Columbia	66	0	10	24	127	8	235
Windsor, Ontario	67	0	4	0	4	0	75
Winnipeg, Manitoba	157	0	4	32	218	0	411

Table 9
Dwelling units, census metropolitan areas, unadjusted, cumulative, January - April 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	127	0	0	4	361	0	492
Calgary, Alberta	4,075	0	350	444	1,772	2	6,643
Edmonton, Alberta	3,022	0	449	317	863	7	4,658
Greater Sudbury / Grand Sudbury, Ontario	96	1	0	0	0	0	97
Halifax, Nova Scotia	328	1	28	25	431	12	825
Hamilton, Ontario	431	0	91	245	121	51	939
Kingston, Ontario	126	2	8	19	0	9	164
Kitchener, Ontario	586	0	69	178	189	299	1,321
London, Ontario	661	0	24	183	272	94	1,234
Montréal, Quebec	2,812	0	226	362	2,952	333	6,685
Oshawa, Ontario	606	0	83	170	279	4	1,142
Ottawa-Gatineau, Ontario/Quebec	1,010	1	109	718	594	29	2,461
Ottawa-Gatineau, Ontario part, Ontario/Quebec	712	0	106	481	289	16	1,604
Ottawa-Gatineau, Quebec part, Ontario/Quebec	298	1	3	237	305	13	857
Québec, Quebec	877	1	155	148	597	48	1,826
Regina, Saskatchewan	221	0	6	37	26	0	290
Saguenay, Quebec	94	1	8	5	64	18	190
Saint John, New Brunswick	115	0	4	15	28	4	166
Saskatoon, Saskatchewan	244	0	18	11	105	17	395
Sherbrooke, Quebec	242	2	16	0	452	9	721
St. Catharines-Niagara, Ontario	266	0	20	79	49	8	422
St. John's, Newfoundland and Labrador	222	0	54	4	34	32	346
Thunder Bay, Ontario	29	0	0	0	0	2	31
Toronto, Ontario	3,848	0	706	1,518	3,651	251	9,974
Trois-Rivières, Quebec	110	0	6	38	110	21	285
Vancouver, British Columbia	1,821	0	66	893	2,942	81	5,803
Victoria, British Columbia	362	0	24	34	360	16	796
Windsor, Ontario	238	0	8	31	175	1	453
Winnipeg, Manitoba	578	0	20	37	613	0	1,248

Table 10
Value of residential and non-residential building permits, provinces and territories, Unadjusted, 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Canada					
March r	3,599,417	246,153	1,083,405	675,428	5,604,403
April p	3,406,139	263,709	1,027,291	371,893	5,069,032
Cumulative Jan. - Apr. 2006	11,513,490	925,281	3,571,184	1,799,702	17,809,657
Cumulative Jan. - Apr. 2005	10,735,440	1,087,744	3,434,328	1,653,418	16,910,930
Newfoundland and Labrador					
March r	12,733	0	3,461	165	16,359
April p	35,946	4,234	10,467	2,122	52,769
Cumulative Jan. - Apr. 2006	66,601	4,249	25,005	3,073	98,928
Cumulative Jan. - Apr. 2005	64,447	32,196	17,486	7,891	122,020
Prince Edward Island					
March r	9,991	1,675	5,580	95	17,341
April p	13,129	176	5,987	5,836	25,128
Cumulative Jan. - Apr. 2006	29,975	2,136	13,940	8,372	54,423
Cumulative Jan. - Apr. 2005	24,819	21,988	17,448	1,907	66,162
Nova Scotia					
March r	85,925	16,241	10,833	3,742	116,741
April p	75,088	1,543	20,223	2,501	99,355
Cumulative Jan. - Apr. 2006	233,638	29,994	60,823	7,906	332,361
Cumulative Jan. - Apr. 2005	200,182	6,380	69,191	20,864	296,617
New Brunswick					
March r	37,802	1,216	9,139	2,393	50,550
April p	51,786	3,803	23,359	6,774	85,722
Cumulative Jan. - Apr. 2006	108,194	6,716	64,576	53,324	232,810
Cumulative Jan. - Apr. 2005	94,742	12,429	35,943	12,951	156,065
Quebec					
March r	754,779	44,205	161,585	57,306	1,017,875
April p	742,022	41,446	182,543	83,156	1,049,167
Cumulative Jan. - Apr. 2006	2,257,962	178,714	595,731	301,432	3,333,839
Cumulative Jan. - Apr. 2005	2,335,310	182,083	527,591	155,533	3,200,517
Ontario					
March r	1,104,992	116,590	387,102	238,740	1,847,424
April p	1,117,813	134,682	343,611	139,786	1,735,892
Cumulative Jan. - Apr. 2006	3,921,873	433,579	1,226,882	646,400	6,228,734
Cumulative Jan. - Apr. 2005	4,075,110	397,298	1,292,151	816,877	6,581,436
Manitoba					
March r	55,415	1,308	26,434	13,214	96,371
April p	78,892	2,260	16,153	13,983	111,288
Cumulative Jan. - Apr. 2006	228,906	5,928	86,134	49,071	370,039
Cumulative Jan. - Apr. 2005	170,809	15,238	57,313	28,757	272,117
Saskatchewan					
March r	31,418	1,567	16,699	21,480	71,164
April p	45,353	2,996	24,480	31,613	104,442
Cumulative Jan. - Apr. 2006	116,091	8,922	77,648	81,199	283,860
Cumulative Jan. - Apr. 2005	97,468	19,774	84,529	32,752	234,523
Alberta					
March r	742,186	38,821	245,249	222,664	1,248,920
April p	688,725	51,314	226,497	37,070	1,003,606
Cumulative Jan. - Apr. 2006	2,407,249	165,731	793,506	330,228	3,696,714
Cumulative Jan. - Apr. 2005	1,716,223	307,617	665,559	337,966	3,027,365
British Columbia					
March r	759,242	24,529	209,159	93,081	1,086,011
April p	554,798	20,965	173,511	48,914	798,188
Cumulative Jan. - Apr. 2006	2,134,656	88,851	617,942	295,687	3,137,136
Cumulative Jan. - Apr. 2005	1,944,228	89,652	659,538	236,117	2,929,535

Table 10 – continued

Value of residential and non-residential building permits, provinces and territories, Unadjusted, 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Yukon Territory					
March ^r	1,545	0	523	22,507	24,575
April ^p	725	50	20	13	808
Cumulative Jan. - Apr. 2006	3,002	70	591	22,708	26,371
Cumulative Jan. - Apr. 2005	3,331	202	2,124	763	6,420
Northwest Territories					
March ^r	1,879	0	33	41	1,953
April ^p	1,155	240	440	125	1,960
Cumulative Jan. - Apr. 2006	3,126	390	798	302	4,616
Cumulative Jan. - Apr. 2005	8,768	2,887	5,053	1,040	17,748
Nunavut					
March ^r	1,510	1	7,608	0	9,119
April ^p	707	0	0	0	707
Cumulative Jan. - Apr. 2006	2,217	1	7,608	0	9,826
Cumulative Jan. - Apr. 2005	3	0	402	0	405

Table 11
Value of residential and non-residential building permits, census metropolitan areas, unadjusted, April 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	15,257	7,407	3,978	13,239	39,881
Calgary, Alberta	282,027	7,666	100,733	5,883	396,309
Edmonton, Alberta	205,472	10,200	46,846	7,951	270,469
Greater Sudbury / Grand Sudbury, Ontario	7,048	4,369	11,985	9,477	32,879
Halifax, Nova Scotia	40,326	100	6,791	1,623	48,840
Hamilton, Ontario	36,915	1,329	7,967	3,680	49,891
Kingston, Ontario	9,604	47	2,826	2,104	14,581
Kitchener, Ontario	40,795	6,953	13,655	32,677	94,080
London, Ontario	47,864	1,676	14,716	6,603	70,859
Montréal, Quebec	337,305	16,253	109,155	46,845	509,558
Oshawa, Ontario	41,425	2,409	28,740	880	73,454
Ottawa-Gatineau, Ontario/Quebec	87,284	927	13,835	2,657	104,703
Ottawa-Gatineau, Ontario part, Ontario/Quebec	60,026	849	8,804	2,070	71,749
Ottawa-Gatineau, Quebec part, Ontario/Quebec	27,258	78	5,031	587	32,954
Québec, Quebec	74,276	916	33,526	6,935	115,653
Regina, Saskatchewan	17,603	602	2,442	15,881	36,528
Saguenay, Quebec	11,788	1,040	1,411	2,758	16,997
Saint John, New Brunswick	8,801	1,450	2,006	641	12,898
Saskatoon, Saskatchewan	12,816	2,086	11,701	2,995	29,598
Sherbrooke, Quebec	15,452	1,305	1,961	14,316	33,034
St. Catharines-Niagara, Ontario	27,172	2,878	4,088	5,870	40,008
St. John's, Newfoundland and Labrador	24,227	3,934	7,957	1,587	37,705
Thunder Bay, Ontario	2,990	110	496	10	3,606
Toronto, Ontario	545,260	65,711	175,720	43,986	830,677
Trois-Rivières, Quebec	14,007	412	1,522	80	16,021
Vancouver, British Columbia	258,563	9,454	118,015	18,103	404,135
Victoria, British Columbia	50,372	319	7,740	1,474	59,905
Windsor, Ontario	18,123	5,947	3,550	5,870	33,490
Winnipeg, Manitoba	51,732	783	10,612	13,900	77,027

Table 12

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January - April 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	48,461	22,858	8,921	13,574	93,814
Calgary, Alberta	1,036,068	22,280	298,845	223,915	1,581,108
Edmonton, Alberta	719,850	34,970	167,658	59,717	982,195
Greater Sudbury / Grand Sudbury, Ontario	16,844	5,174	13,986	10,940	46,944
Halifax, Nova Scotia	124,364	16,194	33,416	3,089	177,063
Hamilton, Ontario	166,683	15,390	42,591	36,992	261,656
Kingston, Ontario	23,683	1,320	12,609	27,919	65,531
Kitchener, Ontario	190,762	15,496	67,680	37,742	311,680
London, Ontario	179,860	3,801	47,200	30,694	261,555
Montréal, Quebec	1,107,079	88,298	344,355	182,847	1,722,579
Oshawa, Ontario	207,438	4,581	42,143	16,191	270,353
Ottawa-Gatineau, Ontario/Quebec	358,556	7,216	144,329	181,846	691,947
Ottawa-Gatineau, Ontario part, Ontario/Quebec	253,829	5,040	130,073	168,800	557,742
Ottawa-Gatineau, Quebec part, Ontario/Quebec	104,727	2,176	14,256	13,046	134,205
Québec, Quebec	236,093	15,542	95,376	33,921	380,932
Regina, Saskatchewan	44,266	1,790	18,505	25,413	89,974
Saguenay, Quebec	26,653	2,339	4,306	10,173	43,471
Saint John, New Brunswick	22,119	2,072	8,459	4,434	37,084
Saskatoon, Saskatchewan	46,510	5,917	33,551	36,721	122,699
Sherbrooke, Quebec	80,867	3,918	12,189	16,742	113,716
St. Catharines-Niagara, Ontario	85,057	8,167	27,603	8,604	129,431
St. John's, Newfoundland and Labrador	50,894	3,940	19,920	2,144	76,898
Thunder Bay, Ontario	6,960	5,516	5,765	3,022	21,263
Toronto, Ontario	1,955,586	206,697	587,860	133,958	2,884,101
Trois-Rivières, Quebec	37,001	2,545	13,866	5,458	58,870
Vancouver, British Columbia	1,126,242	33,855	408,992	199,145	1,768,234
Victoria, British Columbia	169,564	6,434	38,028	11,358	225,384
Windsor, Ontario	93,335	12,533	13,385	49,819	169,072
Winnipeg, Manitoba	159,644	1,972	56,453	45,375	263,444

Table 13
Value of the non-residential permits by type of building, provinces and territories, April 2006

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	1,662,893	16,823	11,999	24,267	33,936	307,145	618,079
Industrial	263,709	4,234	176	1,543	3,803	41,446	134,682
Factories, plants	143,283	2,250	0	311	2,493	14,881	90,549
Transportation, utilities	21,569	0	0	0	0	850	3,380
Mining and agriculture	45,469	1,850	0	594	800	14,541	16,517
Minor industrial projects, new and improvements ¹	53,388	134	176	638	510	11,174	24,236
Commercial	1,027,291	10,467	5,987	20,223	23,359	182,543	343,611
Trade and services	279,638	3,913	4,000	6,835	2,229	48,287	92,130
Warehouses	126,842	0	0	340	1,915	23,799	37,013
Service stations	20,786	0	0	0	450	3,959	2,375
Office buildings	282,958	4,360	0	4,102	1,172	42,644	123,342
Recreation	87,614	0	1,200	488	14,012	5,450	18,536
Hotels, restaurants	59,572	0	0	1,900	300	8,068	19,363
Laboratories	20,938	0	0	1,538	0	18,500	250
Minor commercial projects, new and improvements ¹	148,943	2,194	787	5,020	3,281	31,836	50,602
Institutional and governmental	371,893	2,122	5,836	2,501	6,774	83,156	139,786
Schools, education	194,288	0	1,200	0	5,835	37,906	74,518
Hospitals, medical	49,016	1,200	1,500	460	0	21,561	5,940
Welfare, home	44,697	317	0	860	251	13,317	6,949
Churches, religion	18,930	0	0	818	345	4,645	10,865
Government buildings	44,428	0	3,000	0	0	850	32,155
Minor institutional and governmental projects, new and improvements ¹	20,534	605	136	363	343	4,877	9,359
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	32,396	59,089	314,881	243,390	83	805	0
Industrial	2,260	2,996	51,314	20,965	50	240	0
Factories, plants	275	1,108	25,092	6,324	0	0	0
Transportation, utilities	0	0	17,339	0	0	0	0
Mining and agriculture	898	0	1,724	8,545	0	0	0
Minor industrial projects, new and improvements ¹	1,087	1,888	7,159	6,096	50	240	0
Commercial	16,153	24,480	226,497	173,511	20	440	0
Trade and services	2,723	10,122	54,056	55,343	0	0	0
Warehouses	300	955	51,904	10,616	0	0	0
Service stations	4,033	4,560	3,922	1,487	0	0	0
Office buildings	3,296	2,202	70,225	31,215	0	400	0
Recreation	0	4,532	7,273	36,123	0	0	0
Hotels, restaurants	250	0	14,720	14,971	0	0	0
Laboratories	0	0	650	0	0	0	0
Minor commercial projects, new and improvements ¹	5,551	2,109	23,747	23,756	20	40	0
Institutional and governmental	13,983	31,613	37,070	48,914	13	125	0
Schools, education	8,853	19,159	15,139	31,678	0	0	0
Hospitals, medical	0	11,000	1,690	5,665	0	0	0
Welfare, home	4,035	0	9,580	9,388	0	0	0
Churches, religion	600	0	1,400	257	0	0	0
Government buildings	0	600	7,823	0	0	0	0
Minor institutional and governmental projects, new and improvements ¹	495	854	1,438	1,926	13	125	0

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

Description - Monthly survey of building permits

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

Data source and methodology

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

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

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

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

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

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

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

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

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

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

Revisions due to the correction of coding errors

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

Revisions due to the addition of late reports

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

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

Concepts and variables measured

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

The classification used in this publication deals strictly with structures for which a building permit was issued. Permits are generally issued for the following: construction of new buildings, alterations, additions, renovations, etc. Minor repair jobs such as painting, tiling, roofing, etc., for which no permit is required, and engineering work (such as dams, roads, pipelines, etc.), which, by definition, is not a building, are not included in the building permit series. Estimates of such work may be obtained on Cansim, tables 029-0039 to 029-0040 for the «Capital expenditures by type of asset» and tables 029-0005 to 029-0024 and 032-0001 to 032-0002 for the «Private and Public Investment in Canada Intentions» (cat. no. 61-205-X).

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

Building categories

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

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

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

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

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

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

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

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

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

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

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

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

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

Geographic classification

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

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

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

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

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

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

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

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

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

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

Territorial revisions

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

Data accuracy

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

The other source of error are the processing error and the non-response error. In 2005, more than 99% of the municipalities covered by the survey sent their monthly Building Permits reports.

Comparability of data and related sources

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

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

Appendix I

Geographical abbreviations

A.R.	Agglomération de recensement
BOR	Borough
C	City
C.A.	Census Agglomeration
CC	Chartered Community
CDR	Census Division Remainder
CM	County (Municipality)
C.M.A.	Census Metropolitan Area
COM	Community
CR	County Remainder
CT	Canton
CU	Cantons-Unis
DM	District (Municipality)
HAM	Hamlet
ID	Improvement District
IGD	Indian Government District
LGD	Local Government District
LOT	Lot and Royalty
M	Municipalité
MD	Municipal District
NH	Northern Hamlet
NT	Northern Town
NV	Northern Village
N.W.T.	NorthWest Territories
P	Paroisse
PAR	Parish
PD	Planning District
PDR	Planning District Remainder
RCR	Rural County Remainder
RGM	Regional Municipality
R.M.R.	Région métropolitaine de recensement
RDR	Regional District Remainder
RM	Rural Municipality
RV	Resort Village
SA	Special Area
S-E	Indian Settlement/Établissement indien
SCM	Subdivision of County Municipality
SD	Sans désignation
SET	Settlement
SM	Specialize Municipality
SRD	Subdivision of Regional District
SUN	Subdivision of Unorganized District
SV	Summer Village

T	Town
T.N.O.	Territoires du Nord-Ouest
TP	Township
UCR	Urban County Remainder
UNO	Unorganized/Non organisé
V	Ville
VC	Village Cri
VL	Village
VN	Village Nordique