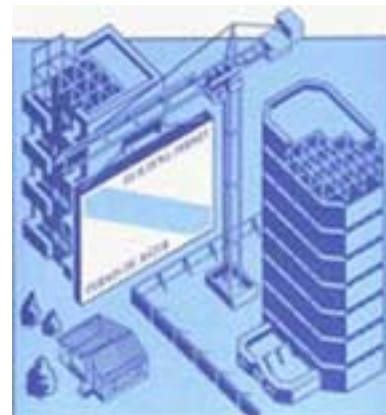




Catalogue no. 64-001-XIE

# Building Permits

July 2006



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Statistics Canada  
Investment and capital stock division  
Current investment indicators section

# Building Permits

July 2006

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## Symbols

The following standard symbols are used in Statistics Canada publications:

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

## 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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## Highlights

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- The value of building permits issued by municipalities declined in July, as construction intentions for industrial buildings lost ground from June's very high level. Builders took out \$5.3 billion worth of permits, down 2.3% from June.

## Analysis – July 2006

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The value of building permits issued by municipalities declined in July as construction intentions for industrial buildings lost ground from June's very high level. Builders took out \$5.3 billion worth of permits, down 2.3% from June.

The value of non-residential permits amounted to \$1.9 billion, a 12.7% decline from June. The drop was solely the result of a decrease in industrial permits. In June, a burst of industrial projects in Alberta sent the value of non-residential permits over the \$2.0-billion mark for only the sixth time.

The value of construction intentions increased in both the commercial and institutional components. Despite July's drop, the value of non-residential permits has been on an upward trend since the end of 2005.

In the residential sector, the value of permits totalled \$3.4 billion, up 4.6% from June as the demand for new housing increased for both single- and multi-family dwellings.

A new record high in the value of housing permits in Alberta inflated the national figure. If Alberta had been excluded from the total, the value of housing permits would have remained virtually unchanged in July.

### 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).

The value of residential permits, while slightly lower than the peaks reached in December 2005 and in the first quarter of 2006, remained significantly high from an historical standpoint.

Among the metropolitan areas, Calgary, Edmonton and Vancouver showed the largest advances (in dollars) for the first seven months of 2006 compared with the same period last year. The strong demand for new housing in these three centres was largely behind the gains.

Overall, 22 out of the 28 metropolitan areas showed advances on a year-to-date basis. All metropolitan areas West of Ontario posted double-digit growth.

### Both single- and multi-family permits pulled up the residential sector

Builders took out \$2.2 billion worth of single-family permits, up 2.7% from June and the highest level since January when the value totalled \$2.4 billion.

The value of multi-family permits rebounded 8.5% to \$1.1 billion, cancelling out an 8.5% decline in June.

The housing sector continued to be sustained by the strong economy in Western Canada as well as by the high level of employment and solid consumer confidence.



The value of housing permits in Alberta totalled \$753 million in July, surpassing the previous record of \$744 million set last February. The gain came from increases in both single- and multi-family components. This was also the case in Quebec and Ontario, where sizeable advances were also recorded in July.

In contrast, the largest decline (in dollars) occurred in British Columbia (-9.6% to \$579 million), a third decline over the last four months. A marked decline also occurred in Nova Scotia (-33.1%) where the value of residential permits hit their lowest level since January 2005.

Since the beginning of the year, municipalities have authorized 134,840 new dwelling units, a slight 0.4% gain from the January-to-July period in 2005.

Among the approvals, 52.3% were single-family units, a slightly higher share than the proportion of 50.9% for the entire year of 2005.

### **Second straight monthly decline in non-residential sector**

A major decrease in proposed industrial projects propelled the non-residential sector to its second consecutive monthly decline. However, July's level of \$1.9 billion was 2.4% higher than last year's monthly average.

Following June's tremendous increase, the value of permits for industrial buildings reached \$337 million in July, down 48.7% from June.

This decline came after a very high level of construction intentions in June for projects in the utility and manufacturing building categories in Alberta. All provinces showed losses, except Manitoba and Newfoundland and Labrador.

Despite the decline, the value of industrial permits has been on an upward trend since January 2006.

After a 24.6% decrease in June, the value of permits for the institutional sector advanced 8.2% to \$454 million. Higher construction intentions in the educational and medical categories contributed to this gain.

Since October 2005, the value of institutional permits has been on a declining trend. Saskatchewan showed the strongest increase in this component as the level (\$57 million) reached its highest level since August 1989. In contrast, Ontario recorded the largest drop (-33.5% to \$130 million). It was the lowest level since July 2000.

In the commercial component, permits increased 1.2% following a 12.1% drop in June. The increase mainly came from a gain in the intentions for buildings in the trade and services category, and from projects for warehouses.

The value of commercial permits has been on an upward trend since October 2005.

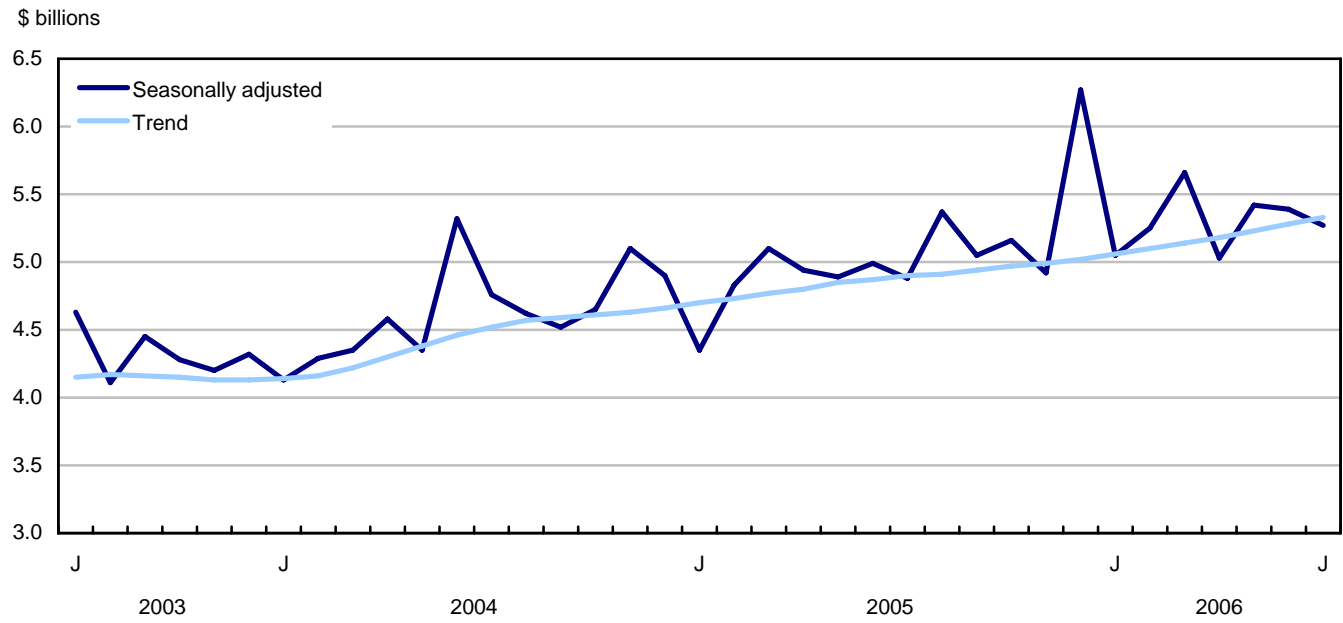
Several economic indicators are consistent with the upward trend in the non-residential sector. In the second quarter, corporate operating profits were just short of the historic high reported in the fourth quarter of 2005.

In addition, retail spending continued to grow at a fast rate and commercial and office vacancy rates declined in several centers.

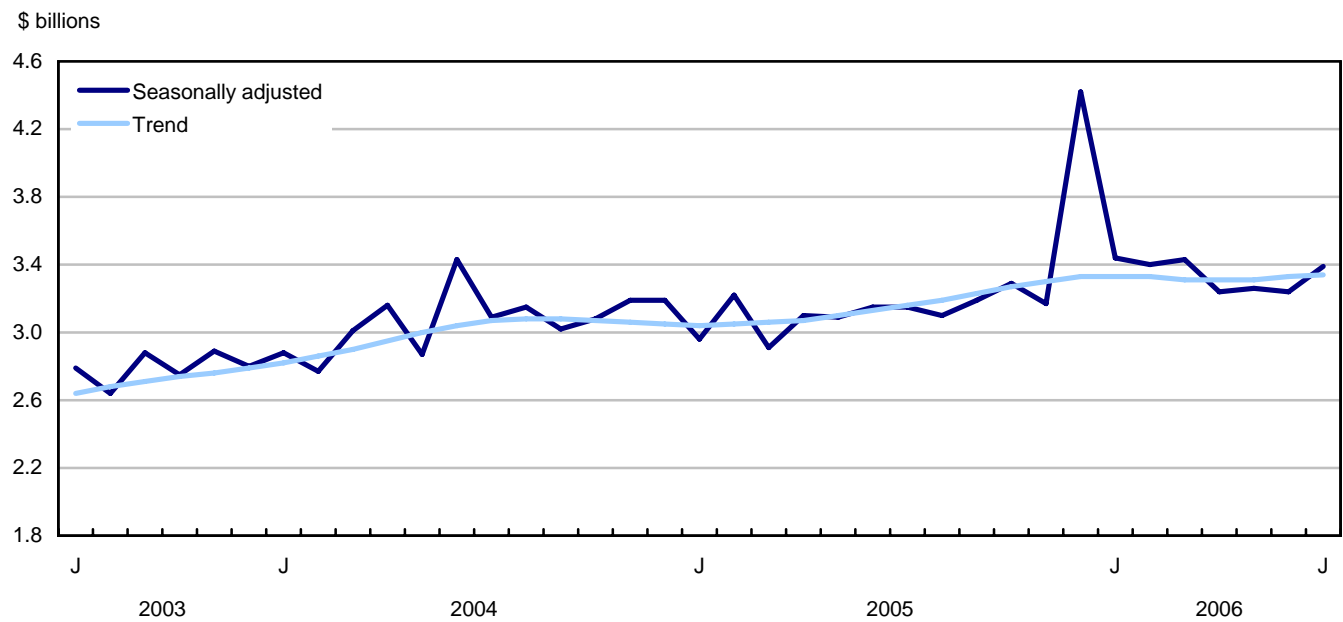
Among the provinces, Alberta recorded the greatest decrease in the non-residential sector, from \$610 million to \$356 million. However, this level remained 3.1% higher than last year's monthly average.

Of the 28 census metropolitan areas, 16 recorded monthly declines in the value of non-residential permits. The largest decline (in dollars) occurred in Calgary, while the largest gain was in Winnipeg.

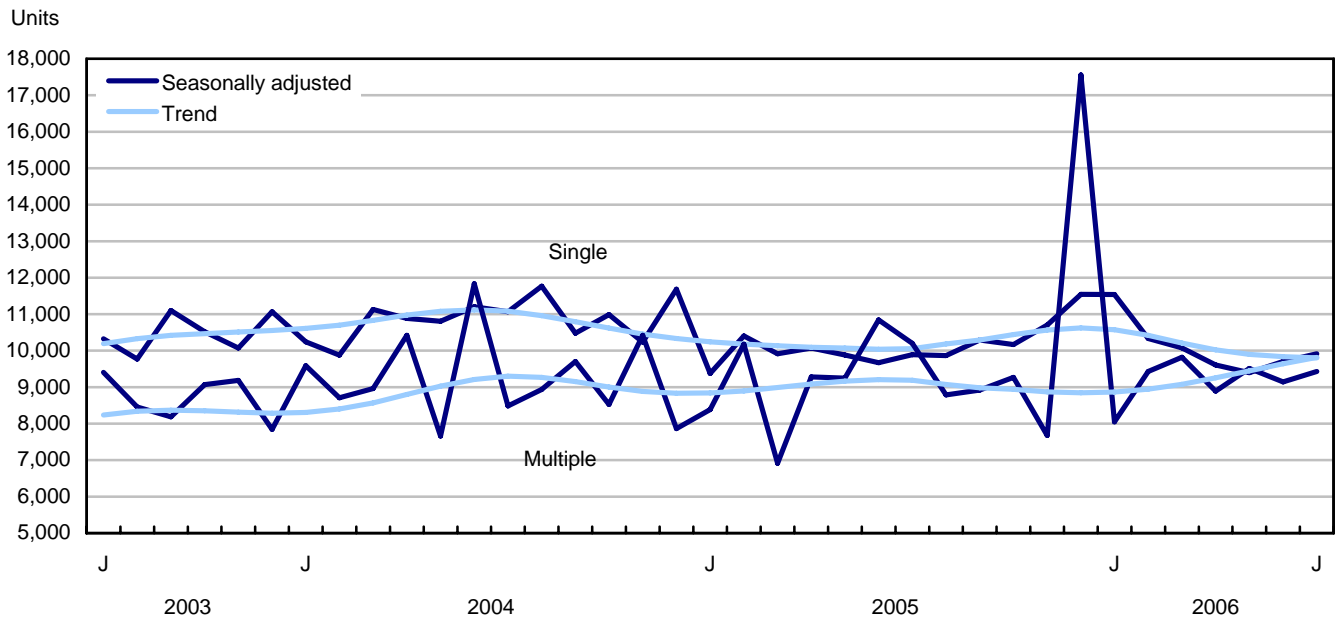
**Chart 1**  
Total value of building permits



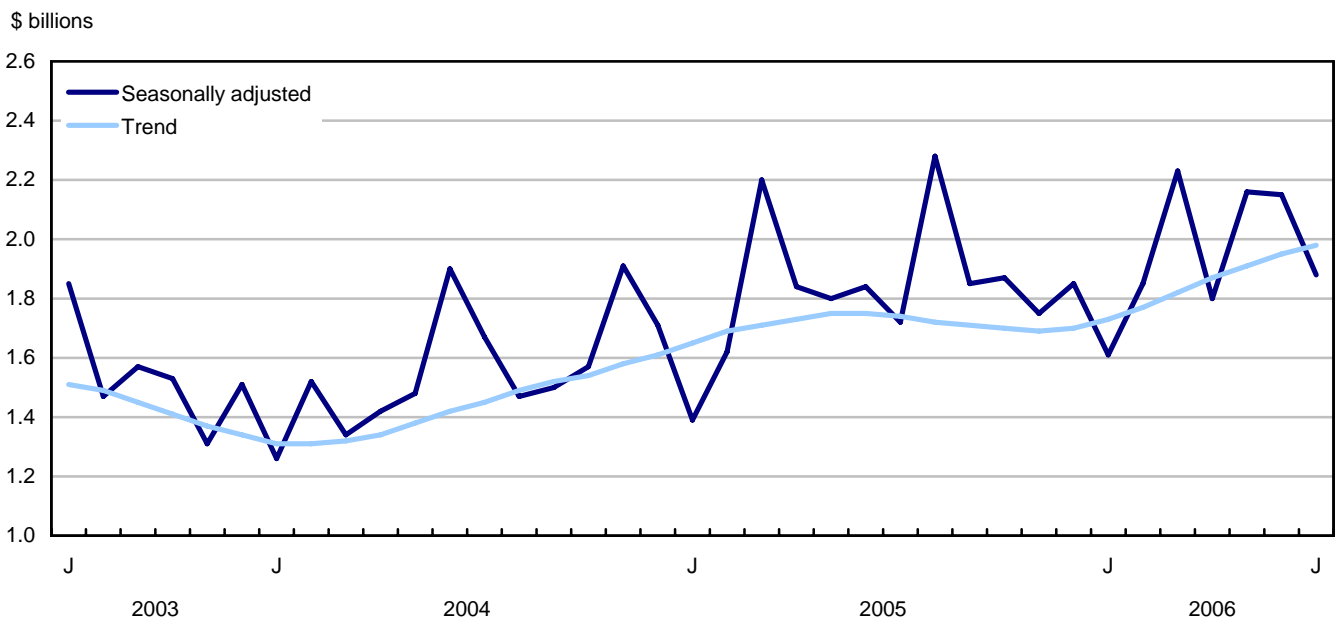
**Chart 2**  
Residential value of building permits - Total



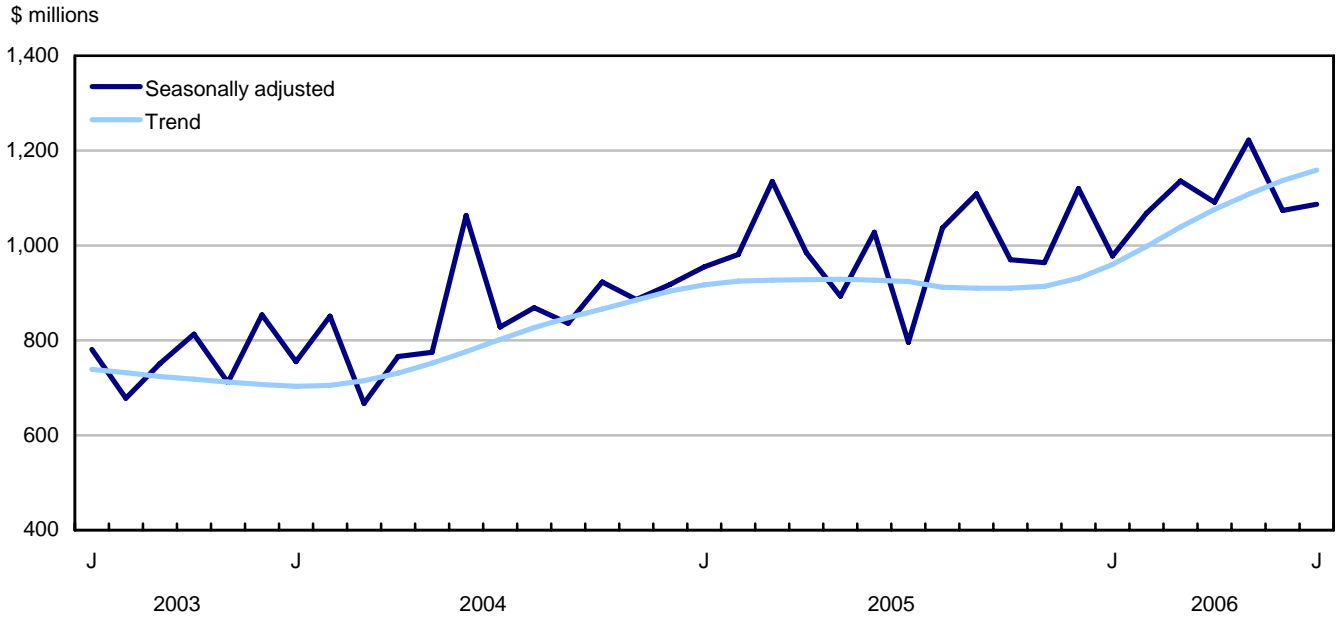
**Chart 3**  
**Number of dwelling units - Single and multiple**



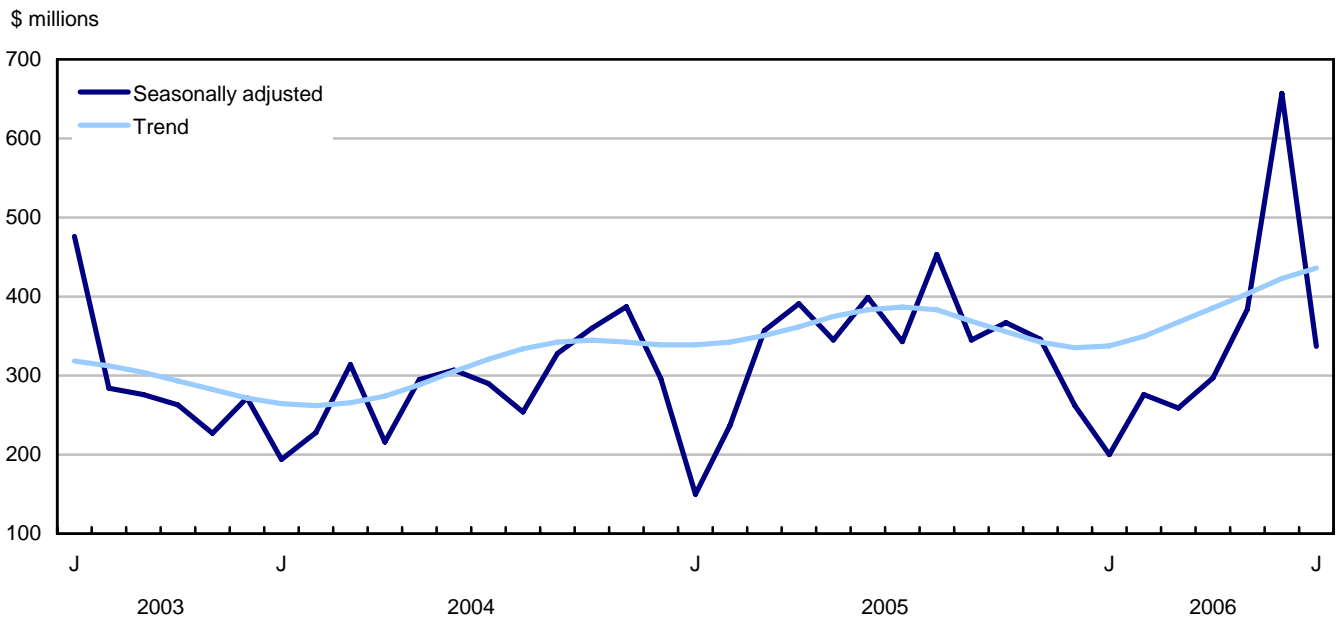
**Chart 4**  
**Non residential value of building permits - Total**



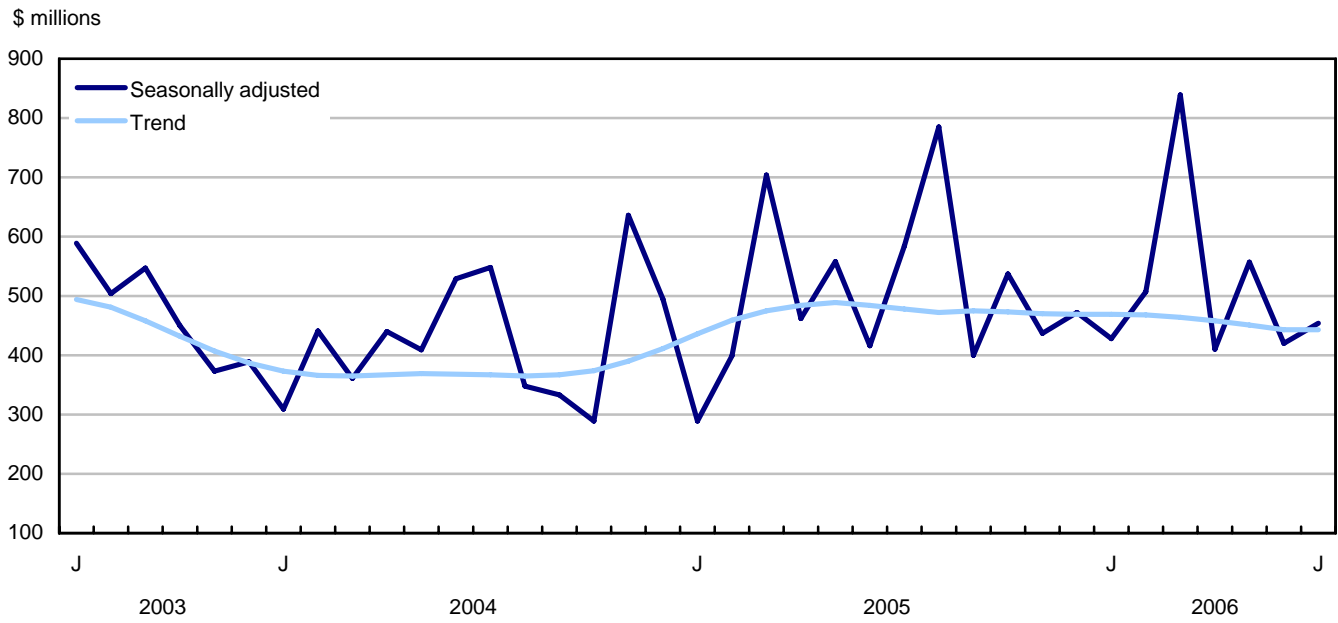
**Chart 5**  
Commercial value of building permits



**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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61-205-X	Private and public investment in Canada, intentions
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**

	2006		July to June	June to May	May to April	April to March	March to February	February to January
	July <sup>p</sup>	June <sup>r</sup>						
	thousands of dollars		percentage change					
<b>Canada</b>	<b>5,265,730</b>	<b>5,390,880</b>	<b>-2.3</b>	<b>-0.5</b>	<b>7.7</b>	<b>-11.1</b>	<b>7.9</b>	<b>3.9</b>
Newfoundland and Labrador	42,886	37,245	15.1	-13.0	-22.7	112.7	-48.4	25.7
Prince Edward Island	18,621	20,054	-7.1	33.2	-32.0	-4.7	106.4	-14.7
Nova Scotia	86,864	122,223	-28.9	-3.0	43.7	-30.0	28.8	1.8
New Brunswick	75,280	84,903	-11.3	15.8	-4.2	23.4	-2.8	-33.8
Quebec	992,619	946,976	4.8	-3.1	5.3	0.6	-13.3	21.5
Ontario	1,755,478	1,818,631	-3.5	-9.4	5.8	-0.8	4.5	-11.0
Manitoba	150,574	103,488	45.5	-11.1	6.4	10.0	-20.4	9.2
Saskatchewan	135,268	89,058	51.9	-13.6	15.2	11.8	7.5	-11.7
Alberta	1,108,736	1,216,278	-8.8	25.2	4.1	-24.0	13.7	19.4
British Columbia	894,284	924,386	-3.3	-4.7	17.2	-27.8	34.7	11.4
Yukon Territory	1,996	6,360	-68.6	-57.7	236.4	-84.2	2,873.8	-76.1
Northwest Territories	2,363	8,089	-70.8	448.8	-24.8	0.4	876.5	-60.2
Nunavut	761	13,189	-94.2	540.2	191.4	-92.2	...	...

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

	2006		July to June	June to May	May to April	April to March	March to February	February to January
	July <sup>p</sup>	June <sup>r</sup>						
	thousands of dollars		percentage change					
<b>Canada</b>	<b>1,877,679</b>	<b>2,151,284</b>	<b>-12.7</b>	<b>-0.5</b>	<b>20.3</b>	<b>-19.5</b>	<b>20.7</b>	<b>15.3</b>
Newfoundland and Labrador	12,433	11,468	8.4	-30.1	-29.4	381.9	-71.5	138.5
Prince Edward Island	9,177	7,005	31.0	-1.3	-42.0	66.6	1,081.7	-86.1
Nova Scotia	40,853	53,475	-23.6	24.1	77.6	-21.3	25.3	29.1
New Brunswick	36,282	43,894	-17.3	128.7	-43.4	166.2	-48.4	-53.6
Quebec	330,441	327,866	0.8	4.2	3.5	2.2	-21.3	10.5
Ontario	592,715	721,134	-17.8	-13.9	9.8	-10.4	25.2	11.5
Manitoba	80,438	32,751	145.6	-38.0	53.4	-19.2	-22.4	47.2
Saskatchewan	103,394	50,724	103.8	-23.4	20.7	25.2	8.1	-4.1
Alberta	355,692	610,032	-41.7	47.7	32.1	-36.5	46.5	34.1
British Columbia	315,072	283,876	11.0	-25.4	62.6	-44.2	42.8	23.1
Yukon Territory	447	2,816	-84.1	-73.9	2,952.4	-98.5	33,276.8	-63.1
Northwest Territories	658	3,994	-83.5	560.2	-24.8	987.8	-63.0	-51.3
Nunavut	77	2,249	-96.6	56,125.0	...	-100.0	...	...

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

	2006		July to June	June to May	May to April	April to March	March to February	February to January
	July <sup>p</sup>	June <sup>r</sup>						
	thousands of dollars		percentage change					
<b>Canada</b>	<b>3,388,051</b>	<b>3,239,596</b>	<b>4.6</b>	<b>-0.6</b>	<b>0.7</b>	<b>-5.7</b>	<b>1.0</b>	<b>-1.3</b>
Newfoundland and Labrador	30,453	25,777	18.1	-2.4	-17.9	51.6	-36.7	1.5
Prince Edward Island	9,444	13,049	-27.6	63.8	-19.6	-37.6	49.4	22.0
Nova Scotia	46,011	68,748	-33.1	-17.0	30.8	-32.8	30.0	-5.0
New Brunswick	38,998	41,009	-4.9	-24.2	27.1	-13.6	26.0	-9.4
Quebec	662,178	619,110	7.0	-6.6	6.2	-0.2	-8.9	28.5
Ontario	1,162,763	1,097,497	5.9	-6.1	3.1	7.0	-7.7	-20.5
Manitoba	70,136	70,737	-0.8	11.2	-15.3	31.9	-18.9	-9.2
Saskatchewan	31,874	38,334	-16.9	3.9	6.5	-4.3	6.8	-19.4
Alberta	753,044	606,246	24.2	8.6	-10.1	-15.6	-1.1	13.8
British Columbia	579,212	640,510	-9.6	8.7	-0.7	-18.4	30.5	6.1
Yukon Territory	1,549	3,544	-56.3	-17.2	3.8	-21.5	495.4	-76.7
Northwest Territories	1,705	4,095	-58.4	371.2	-24.8	-38.5	...	-100.0
Nunavut	684	10,940	-93.7	432.1	190.8	-53.2	...	...

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

	2006		July to June	June to May	May to April	April to March	March to February	February to January
	July <sup>p</sup>	June <sup>r</sup>						
	units		percentage change					
<b>Canada</b>	<b>232,164</b>	<b>226,140</b>	<b>2.7</b>	<b>-0.3</b>	<b>2.2</b>	<b>-7.0</b>	<b>0.7</b>	<b>0.9</b>
Newfoundland and Labrador	2,244	1,908	17.6	-8.6	-11.7	34.0	-24.6	-20.1
Prince Edward Island	720	1,200	-40.0	78.6	-30.0	-15.8	13.1	10.5
Nova Scotia	3,396	5,868	-42.1	-19.8	39.3	-32.5	41.4	6.0
New Brunswick	3,804	4,284	-11.2	-38.6	61.4	-13.5	48.0	4.5
Quebec	47,988	48,168	-0.4	-0.9	6.9	-1.5	-13.5	18.6
Ontario	73,452	66,588	10.3	-7.4	6.5	-2.5	-2.5	-18.8
Manitoba	5,376	5,256	2.3	5.3	-24.1	44.6	-14.6	-28.8
Saskatchewan	2,088	3,024	-31.0	20.0	-13.6	-4.0	6.3	-6.7
Alberta	57,672	47,916	20.4	16.0	-18.6	-5.5	-8.9	19.9
British Columbia	35,232	41,088	-14.3	2.6	13.1	-22.3	36.5	10.6
Yukon Territory	120	264	-54.5	-12.0	4.2	-41.5	...	-100.0
Northwest Territories	36	132	-72.7	450.0	-66.7	-66.7	...	-100.0
Nunavut	36	444	-91.9	236.4	175.0	-33.3	...	...

**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 <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Canada</b>									
June r	9,702	9,143	18,845	3,239,596	657,400	1,074,264	419,620	2,151,284	5,390,880
July p	9,915	9,432	19,347	3,388,051	337,014	1,086,772	453,893	1,877,679	5,265,730
Cumulative Jan. - July 2006	70,569	64,274	134,843	23,389,803	2,410,353	7,656,063	3,613,634	13,680,050	37,069,853
Cumulative Jan. - July 2005	69,214	65,045	134,259	21,574,942	2,222,095	6,773,645	3,410,896	12,406,636	33,981,578
<b>Newfoundland and Labrador</b>									
June r	133	26	159	25,777	217	5,510	5,741	11,468	37,245
July p	130	57	187	30,453	287	5,911	6,235	12,433	42,886
Cumulative Jan. - July 2006	1,018	285	1,303	202,627	9,703	61,899	20,781	92,383	295,010
Cumulative Jan. - July 2005	1,048	234	1,282	184,744	35,374	61,288	12,232	108,894	293,638
<b>Prince Edward Island</b>									
June r	46	54	100	13,049	1,953	4,227	825	7,005	20,054
July p	44	16	60	9,444	1,395	4,701	3,081	9,177	18,621
Cumulative Jan. - July 2006	413	138	551	75,609	6,307	28,492	13,169	47,968	123,577
Cumulative Jan. - July 2005	413	113	526	73,984	25,130	23,649	5,749	54,528	128,512
<b>Nova Scotia</b>									
June r	246	243	489	68,748	17,719	34,258	1,498	53,475	122,223
July p	221	62	283	46,011	2,270	37,766	817	40,853	86,864
Cumulative Jan. - July 2006	1,945	1,416	3,361	504,244	56,099	156,425	23,633	236,157	740,401
Cumulative Jan. - July 2005	1,883	1,111	2,994	443,584	41,236	129,189	40,489	210,914	654,498
<b>New Brunswick</b>									
June r	187	170	357	41,009	7,525	23,220	13,149	43,894	84,903
July p	190	127	317	38,998	2,662	20,185	13,435	36,282	75,280
Cumulative Jan. - July 2006	1,575	1,006	2,581	308,121	19,243	121,980	82,763	223,986	532,107
Cumulative Jan. - July 2005	1,609	647	2,256	275,403	31,971	103,614	26,865	162,450	437,853
<b>Quebec</b>									
June r	1,738	2,276	4,014	619,110	88,187	170,923	68,756	327,866	946,976
July p	1,765	2,234	3,999	662,178	76,319	175,599	78,523	330,441	992,619
Cumulative Jan. - July 2006	12,529	15,376	27,905	4,413,622	427,786	1,210,946	655,074	2,293,806	6,707,428
Cumulative Jan. - July 2005	14,139	17,196	31,335	4,604,150	476,553	1,092,990	374,197	1,943,740	6,547,890
<b>Ontario</b>									
June r	3,144	2,405	5,549	1,097,497	155,126	371,010	194,998	721,134	1,818,631
July p	3,244	2,877	6,121	1,162,763	133,104	329,894	129,717	592,715	1,755,478
Cumulative Jan. - July 2006	22,202	20,054	42,256	8,215,794	982,309	2,739,432	1,337,546	5,059,287	13,275,081
Cumulative Jan. - July 2005	24,093	22,271	46,364	8,350,352	864,115	2,625,132	1,612,735	5,101,982	13,452,334
<b>Manitoba</b>									
June r	283	155	438	70,737	12,256	16,808	3,687	32,751	103,488
July p	275	173	448	70,136	31,267	29,388	19,783	80,438	150,574
Cumulative Jan. - July 2006	2,069	1,228	3,297	483,721	58,596	184,070	92,698	335,364	819,085
Cumulative Jan. - July 2005	2,000	369	2,369	360,943	30,531	173,849	73,426	277,806	638,749
<b>Saskatchewan</b>									
June r	177	75	252	38,334	16,707	25,442	8,575	50,724	89,058
July p	142	32	174	31,874	10,544	35,486	57,364	103,394	135,268
Cumulative Jan. - July 2006	1,247	378	1,625	253,928	39,825	178,468	183,383	401,676	655,604
Cumulative Jan. - July 2005	1,063	661	1,724	221,827	36,193	138,261	87,114	261,568	483,395
<b>Alberta</b>									
June r	2,361	1,632	3,993	606,246	305,817	254,386	49,829	610,032	1,216,278
July p	2,612	2,194	4,806	753,044	54,977	230,307	70,408	355,692	1,108,736
Cumulative Jan. - July 2006	18,549	11,413	29,962	4,670,593	619,589	1,651,115	499,823	2,770,527	7,441,120
Cumulative Jan. - July 2005	14,742	10,101	24,843	3,328,677	478,546	1,237,826	574,755	2,291,127	5,619,804

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 <sup>1</sup>	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>British Columbia</b>									
June r	1,360	2,064	3,424	640,510	51,555	159,954	72,367	283,876	924,386
July p	1,278	1,658	2,936	579,212	23,907	217,040	74,125	315,072	894,284
Cumulative Jan. - July 2006	8,837	12,906	21,743	4,212,442	189,372	1,294,140	681,021	2,164,533	6,376,975
Cumulative Jan. - July 2005	8,008	12,249	20,257	3,682,189	193,527	1,154,252	600,606	1,948,385	5,630,574
<b>Yukon Territory</b>									
June r	19	3	22	3,544	86	2,535	195	2,816	6,360
July p	10	0	10	1,549	180	24	243	447	1,996
Cumulative Jan. - July 2006	137	15	152	23,410	381	14,084	23,212	37,677	61,087
Cumulative Jan. - July 2005	136	43	179	25,799	2,501	4,992	1,659	9,152	34,951
<b>Northwest Territories</b>									
June r	5	6	11	4,095	10	3,984	0	3,994	8,089
July p	3	0	3	1,705	100	396	162	658	2,363
Cumulative Jan. - July 2006	40	6	46	9,795	895	5,321	531	6,747	16,542
Cumulative Jan. - July 2005	76	50	126	21,488	6,415	28,069	1,065	35,549	57,037
<b>Nunavut</b>									
June r	3	34	37	10,940	242	2,007	0	2,249	13,189
July p	1	2	3	684	2	75	0	77	761
Cumulative Jan. - July 2006	8	53	61	15,897	248	9,691	0	9,939	25,836
Cumulative Jan. - July 2005	4	0	4	1,802	3	534	4	541	2,343

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 <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Abbotsford, British Columbia</b>									
June r	44	2	46	7,814	1,116	6,317	1,417	8,850	16,664
July p	43	0	43	7,381	240	49	695	984	8,365
Cumulative Jan. - July 2006	262	441	703	80,935	25,582	25,917	102,739	154,238	235,173
Cumulative Jan. - July 2005	357	320	677	95,751	23,194	19,355	55,283	97,832	193,583
<b>Calgary, Alberta</b>									
June r	721	570	1,291	195,369	44,317	129,534	24,680	198,531	393,900
July p	987	1,240	2,227	334,452	13,165	87,202	25,381	125,748	460,200
Cumulative Jan. - July 2006	6,612	4,793	11,405	1,817,626	90,115	666,396	299,243	1,055,754	2,873,380
Cumulative Jan. - July 2005	5,241	3,713	8,954	1,277,571	95,221	517,188	320,473	932,882	2,210,453
<b>Edmonton, Alberta</b>									
June r	777	470	1,247	193,620	29,460	48,036	5,646	83,142	276,762
July p	815	323	1,138	199,569	8,190	30,432	4,632	43,254	242,823
Cumulative Jan. - July 2006	5,557	2,933	8,490	1,369,957	81,529	303,193	78,233	462,955	1,832,912
Cumulative Jan. - July 2005	4,607	4,195	8,802	1,044,960	75,671	262,024	157,216	494,911	1,539,871
<b>Greater Sudbury / Grand Sudbury, Ontario</b>									
June r	59	0	59	11,149	3,140	1,203	415	4,758	15,907
July p	41	2	43	8,406	1,156	3,862	1,181	6,199	14,605
Cumulative Jan. - July 2006	247	5	252	47,593	12,655	26,760	22,690	62,105	109,698
Cumulative Jan. - July 2005	224	9	233	43,987	6,131	31,774	27,755	65,660	109,647
<b>Halifax, Nova Scotia</b>									
June r	105	159	264	34,503	13,133	23,105	153	36,391	70,894
July p	76	17	93	17,732	83	25,704	387	26,174	43,906
Cumulative Jan. - July 2006	685	981	1,666	240,955	34,700	95,956	4,413	135,069	376,024
Cumulative Jan. - July 2005	765	819	1,584	234,601	20,259	65,091	21,186	106,536	341,137
<b>Hamilton, Ontario</b>									
June r	99	135	234	41,565	1,309	10,014	7,363	18,686	60,251
July p	92	92	184	33,580	6,375	9,869	13,638	29,882	63,462
Cumulative Jan. - July 2006	781	829	1,610	304,556	25,094	86,416	69,978	181,488	486,044
Cumulative Jan. - July 2005	874	1,301	2,175	405,542	10,091	115,140	89,153	214,384	619,926
<b>Kingston, Ontario</b>									
June r	44	99	143	26,982	4,448	13,546	576	18,570	45,552
July p	42	0	42	7,398	773	7,312	993	9,078	16,476
Cumulative Jan. - July 2006	286	165	451	73,483	9,998	37,818	39,732	87,548	161,031
Cumulative Jan. - July 2005	350	157	507	74,834	3,815	31,958	8,738	44,511	119,345
<b>Kitchener, Ontario</b>									
June r	181	183	364	56,194	5,723	17,461	11,408	34,592	90,786
July p	117	46	163	32,442	5,252	7,882	1,853	14,987	47,429
Cumulative Jan. - July 2006	1,071	1,103	2,174	346,877	35,888	132,258	76,307	244,453	591,330
Cumulative Jan. - July 2005	1,239	1,156	2,395	363,166	34,526	110,957	68,365	213,848	577,014
<b>London, Ontario</b>									
June r	150	244	394	50,973	11,318	13,378	7,592	32,288	83,261
July p	172	64	236	39,601	2,209	10,471	2,280	14,960	54,561
Cumulative Jan. - July 2006	1,246	1,187	2,433	365,176	20,922	96,292	63,029	180,243	545,419
Cumulative Jan. - July 2005	1,143	1,041	2,184	307,939	36,615	100,288	46,448	183,351	491,290
<b>Montréal, Quebec</b>									
June r	606	1,460	2,066	307,027	35,956	103,641	42,498	182,095	489,122
July p	703	1,408	2,111	339,327	38,300	93,583	28,406	160,289	499,616
Cumulative Jan. - July 2006	4,729	8,823	13,552	2,186,021	209,827	674,628	363,273	1,247,728	3,433,749
Cumulative Jan. - July 2005	5,680	10,884	16,564	2,397,939	269,064	582,119	164,212	1,015,395	3,413,334

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 <sup>1</sup>	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Oshawa, Ontario</b>									
June r	137	123	260	43,033	48,020	7,911	3,522	59,453	102,486
July p	227	39	266	59,515	17,470	2,728	1,970	22,168	81,683
Cumulative Jan. - July 2006	1,158	854	2,012	381,687	71,270	67,270	25,681	164,221	545,908
Cumulative Jan. - July 2005	1,238	609	1,847	359,342	29,619	59,996	42,194	131,809	491,151
<b>Ottawa-Gatineau, Ontario part, Ontario/Quebec</b>									
June r	201	204	405	70,781	2,585	30,769	23,486	56,840	127,621
July p	184	154	338	59,130	466	41,535	9,976	51,977	111,107
Cumulative Jan. - July 2006	1,325	1,403	2,728	463,102	8,694	266,207	255,453	530,354	993,456
Cumulative Jan. - July 2005	1,433	1,361	2,794	500,748	24,987	173,427	295,294	493,708	994,456
<b>Ottawa-Gatineau, Quebec part, Ontario/Quebec</b>									
June r	105	100	205	29,298	686	3,993	3,541	8,220	37,518
July p	133	249	382	46,922	0	8,561	1,121	9,682	56,604
Cumulative Jan. - July 2006	612	1,185	1,797	216,106	3,732	34,110	34,353	72,195	288,301
Cumulative Jan. - July 2005	759	399	1,158	178,658	9,126	45,974	6,410	61,510	240,168
<b>Québec, Quebec</b>									
June r	165	263	428	65,081	3,568	12,765	10,130	26,463	91,544
July p	136	238	374	53,559	1,709	22,859	3,847	28,415	81,974
Cumulative Jan. - July 2006	1,353	1,607	2,960	424,614	22,820	156,854	69,315	248,989	673,603
Cumulative Jan. - July 2005	1,660	2,215	3,875	519,730	9,508	130,381	42,600	182,489	702,219
<b>Regina, Saskatchewan</b>									
June r	49	46	95	13,728	7,870	4,976	2,458	15,304	29,032
July p	43	0	43	8,058	0	6,148	28,308	34,456	42,514
Cumulative Jan. - July 2006	424	121	545	86,882	10,388	43,720	56,454	110,562	197,444
Cumulative Jan. - July 2005	327	248	575	66,420	4,540	44,948	34,689	84,177	150,597
<b>Saguenay, Quebec</b>									
June r	43	51	94	10,418	11,362	5,024	468	16,854	27,272
July p	28	15	43	7,890	473	155	6,317	6,945	14,835
Cumulative Jan. - July 2006	184	206	390	56,370	14,796	11,566	25,028	51,390	107,760
Cumulative Jan. - July 2005	173	141	314	51,635	17,671	17,243	6,987	41,901	93,536
<b>Saint John, New Brunswick</b>									
June r	37	12	49	7,248	557	1,570	1,016	3,143	10,391
July p	36	4	40	6,100	1,200	569	6,249	8,018	14,118
Cumulative Jan. - July 2006	304	178	482	63,701	4,376	16,011	12,749	33,136	96,837
Cumulative Jan. - July 2005	307	71	378	52,684	11,479	20,743	1,365	33,587	86,271
<b>Saskatoon, Saskatchewan</b>									
June r	85	12	97	14,255	1,951	16,292	4,715	22,958	37,213
July p	50	13	63	10,405	9,484	18,742	1,687	29,913	40,318
Cumulative Jan. - July 2006	508	190	698	95,130	18,332	85,585	66,592	170,509	265,639
Cumulative Jan. - July 2005	437	273	710	92,794	29,149	51,077	38,087	118,313	211,107
<b>Sherbrooke, Quebec</b>									
June r	43	28	71	11,013	627	2,187	717	3,531	14,544
July p	30	20	50	9,456	332	4,259	326	4,917	14,373
Cumulative Jan. - July 2006	322	675	997	121,212	6,586	24,978	18,289	49,853	171,065
Cumulative Jan. - July 2005	385	252	637	92,099	10,399	27,187	21,151	58,737	150,836
<b>St. Catharines-Niagara, Ontario</b>									
June r	77	14	91	19,695	4,932	13,181	5,113	23,226	42,921
July p	68	84	152	29,403	4,275	6,135	2,756	13,166	42,569
Cumulative Jan. - July 2006	515	284	799	168,422	33,996	64,902	23,599	122,497	290,919
Cumulative Jan. - July 2005	576	237	813	161,117	10,426	79,433	60,124	149,983	311,100

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 <sup>1</sup>	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>St. John's, Newfoundland and Labrador</b>									
June <sup>r</sup>	90	22	112	17,441	175	3,971	4,088	8,234	25,675
July <sup>p</sup>	90	40	130	21,807	122	4,490	2,084	6,696	28,503
Cumulative Jan. - July 2006	688	230	918	140,825	4,237	50,056	12,887	67,180	208,005
Cumulative Jan. - July 2005	643	191	834	121,163	34,120	44,390	4,616	83,126	204,289
<b>Thunder Bay, Ontario</b>									
June <sup>r</sup>	21	4	25	4,443	0	4,312	219	4,531	8,974
July <sup>p</sup>	17	0	17	4,194	0	266	1,526	1,792	5,986
Cumulative Jan. - July 2006	82	7	89	18,752	5,737	15,011	5,461	26,209	44,961
Cumulative Jan. - July 2005	110	43	153	26,615	13,104	20,236	20,231	53,571	80,186
<b>Toronto, Ontario</b>									
June <sup>r</sup>	1,147	855	2,002	478,934	40,204	167,333	33,746	241,283	720,217
July <sup>p</sup>	1,225	2,039	3,264	603,058	64,206	163,848	53,098	281,152	884,210
Cumulative Jan. - July 2006	7,793	11,847	19,640	3,976,551	377,316	1,359,732	344,485	2,081,533	6,058,084
Cumulative Jan. - July 2005	7,897	13,989	21,886	3,941,930	421,988	1,244,134	574,522	2,240,644	6,182,574
<b>Trois-Rivières, Quebec</b>									
June <sup>r</sup>	27	45	72	9,999	202	3,690	1,381	5,273	15,272
July <sup>p</sup>	27	83	110	10,721	1,878	8,609	1,174	11,661	22,382
Cumulative Jan. - July 2006	180	388	568	71,490	13,328	32,386	15,741	61,455	132,945
Cumulative Jan. - July 2005	213	197	410	60,795	6,283	21,900	3,553	31,736	92,531
<b>Vancouver, British Columbia</b>									
June <sup>r</sup>	591	1,508	2,099	428,115	16,356	106,340	50,358	173,054	601,169
July <sup>p</sup>	560	695	1,255	276,326	15,173	125,158	21,188	161,519	437,845
Cumulative Jan. - July 2006	3,442	8,167	11,609	2,258,842	75,761	778,270	325,599	1,179,630	3,438,472
Cumulative Jan. - July 2005	2,764	7,543	10,307	1,997,793	69,863	736,437	288,020	1,094,320	3,092,113
<b>Victoria, British Columbia</b>									
June <sup>r</sup>	113	43	156	35,399	1,752	11,678	4,328	17,758	53,157
July <sup>p</sup>	77	284	361	64,974	675	16,788	25,987	43,450	108,424
Cumulative Jan. - July 2006	673	900	1,573	322,649	9,881	80,171	49,933	139,985	462,634
Cumulative Jan. - July 2005	672	832	1,504	274,730	6,818	76,530	41,419	124,767	399,497
<b>Windsor, Ontario</b>									
June <sup>r</sup>	70	18	88	16,807	751	3,582	12,328	16,661	33,468
July <sup>p</sup>	39	5	44	10,415	1,828	1,521	2,343	5,692	16,107
Cumulative Jan. - July 2006	433	296	729	159,097	59,552	22,811	71,807	154,170	313,267
Cumulative Jan. - July 2005	647	229	876	154,797	8,759	45,982	45,891	100,632	255,429
<b>Winnipeg, Manitoba</b>									
June <sup>r</sup>	174	103	277	43,274	2,542	12,912	3,656	19,110	62,384
July <sup>p</sup>	139	136	275	43,637	20,151	25,502	19,436	65,089	108,726
Cumulative Jan. - July 2006	1,125	976	2,101	298,378	28,064	118,608	85,335	232,007	530,385
Cumulative Jan. - July 2005	1,102	218	1,320	203,755	6,545	127,433	58,684	192,662	396,417

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							
<b>Canada</b>							
June r	12,420	101	988	2,111	6,377	394	22,391
July p	10,636	88	1,066	1,869	6,528	496	20,683
Cumulative Jan. - July 2006	71,824	408	6,358	12,571	40,667	3,099	134,927
Cumulative Jan. - July 2005	72,539	424	7,009	13,484	41,123	2,799	137,378
<b>Newfoundland and Labrador</b>							
June r	212	1	2	0	23	0	238
July p	171	1	6	35	26	1	240
Cumulative Jan. - July 2006	949	5	64	39	128	49	1,234
Cumulative Jan. - July 2005	1,036	11	26	5	173	9	1,260
<b>Prince Edward Island</b>							
June r	61	12	6	0	48	0	127
July p	55	6	3	0	12	1	77
Cumulative Jan. - July 2006	345	33	29	0	103	6	516
Cumulative Jan. - July 2005	396	29	38	3	70	2	538
<b>Nova Scotia</b>							
June r	347	10	24	9	206	7	603
July p	270	13	0	19	37	7	346
Cumulative Jan. - July 2006	1,783	45	98	68	1,213	42	3,249
Cumulative Jan. - July 2005	1,938	57	78	108	877	50	3,108
<b>New Brunswick</b>							
June r	296	6	32	10	119	9	472
July p	224	8	56	13	49	9	359
Cumulative Jan. - July 2006	1,446	39	193	80	632	101	2,491
Cumulative Jan. - July 2005	1,667	57	85	47	469	47	2,372
<b>Quebec</b>							
June r	2,081	39	202	88	1,915	233	4,558
July p	1,599	36	169	43	1,076	316	3,239
Cumulative Jan. - July 2006	13,462	155	1,265	1,152	10,423	1,420	27,877
Cumulative Jan. - July 2005	15,152	155	1,684	519	12,392	1,377	31,279
<b>Ontario</b>							
June r	4,277	16	286	810	1,385	78	6,852
July p	3,767	13	394	1,113	1,515	49	6,851
Cumulative Jan. - July 2006	22,604	74	2,279	6,174	10,231	1,036	42,398
Cumulative Jan. - July 2005	25,204	84	2,906	7,776	11,180	1,064	48,214
<b>Manitoba</b>							
June r	377	3	4	1	150	0	535
July p	350	6	0	4	165	5	530
Cumulative Jan. - July 2006	2,103	14	36	76	1,109	8	3,346
Cumulative Jan. - July 2005	2,143	6	11	80	269	9	2,518
<b>Saskatchewan</b>							
June r	241	0	6	44	23	2	316
July p	167	1	6	4	20	2	200
Cumulative Jan. - July 2006	1,269	2	54	106	193	26	1,650
Cumulative Jan. - July 2005	1,120	5	68	78	508	9	1,788
<b>Alberta</b>							
June r	2,833	6	325	382	1,099	6	4,651
July p	2,644	2	332	353	2,281	7	5,619
Cumulative Jan. - July 2006	18,607	22	1,907	1,994	7,538	51	30,119
Cumulative Jan. - July 2005	15,245	14	1,728	1,577	6,824	49	25,437
<b>British Columbia</b>							
June r	1,641	7	99	767	1,369	58	3,941
July p	1,370	1	100	285	1,345	99	3,200
Cumulative Jan. - July 2006	9,112	17	429	2,869	9,043	356	21,826
Cumulative Jan. - July 2005	8,440	4	382	3,273	8,291	181	20,571



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						
<b>Yukon Territory</b>							
June r	40	1	2	0	0	1	44
July p	11	1	0	0	0	0	12
Cumulative Jan. - July 2006	101	2	4	0	8	4	119
Cumulative Jan. - July 2005	128	2	3	0	38	2	173
<b>Northwest Territories</b>							
June r	11	0	0	0	6	0	17
July p	7	0	0	0	0	0	7
Cumulative Jan. - July 2006	35	0	0	0	6	0	41
Cumulative Jan. - July 2005	66	0	0	18	32	0	116
<b>Nunavut</b>							
June r	3	0	0	0	34	0	37
July p	1	0	0	0	2	0	3
Cumulative Jan. - July 2006	8	0	0	13	40	0	61
Cumulative Jan. - July 2005	4	0	0	0	0	0	4

**Table 8**  
**Dwelling units, census metropolitan areas, unadjusted, July 2006**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	44	0	0	0	0	0	44
Calgary, Alberta	958	0	123	103	1,395	2	2,581
Edmonton, Alberta	791	0	140	138	143	2	1,214
Greater Sudbury / Grand Sudbury, Ontario	47	0	0	0	2	0	49
Halifax, Nova Scotia	96	0	0	15	2	1	114
Hamilton, Ontario	106	0	0	100	0	1	207
Kingston, Ontario	48	0	0	0	0	0	48
Kitchener, Ontario	135	0	11	38	0	2	186
London, Ontario	198	0	4	64	2	0	268
Montréal, Quebec	610	0	31	20	657	258	1,576
Oshawa, Ontario	262	0	4	9	30	0	305
Ottawa-Gatineau, Ontario/Quebec	327	0	79	91	163	8	668
Ottawa-Gatineau, Ontario part, Ontario/Quebec	212	0	24	91	50	5	382
Ottawa-Gatineau, Quebec part, Ontario/Quebec	115	0	55	0	113	3	286
Québec, Quebec	118	0	40	15	96	12	281
Regina, Saskatchewan	48	0	0	0	0	0	48
Saguenay, Quebec	22	2	0	3	0	7	34
Saint John, New Brunswick	41	3	0	0	2	2	48
Saskatoon, Saskatchewan	55	0	6	4	1	2	68
Sherbrooke, Quebec	26	0	6	0	6	2	40
St. Catharines-Niagara, Ontario	78	0	13	14	66	0	171
St. John's, Newfoundland and Labrador	106	1	0	35	16	0	158
Thunder Bay, Ontario	20	0	0	0	0	0	20
Toronto, Ontario	1,411	0	296	690	1,236	23	3,656
Trois-Rivières, Quebec	23	0	0	0	52	5	80
Vancouver, British Columbia	576	0	59	179	527	51	1,392
Victoria, British Columbia	77	1	2	43	249	40	412
Windsor, Ontario	45	0	1	4	0	0	50
Winnipeg, Manitoba	167	0	0	0	136	0	303

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	271	0	0	38	365	1	675
Calgary, Alberta	6,589	0	599	837	3,771	24	11,820
Edmonton, Alberta	5,661	0	949	622	1,424	17	8,673
Greater Sudbury / Grand Sudbury, Ontario	272	1	0	0	6	0	279
Halifax, Nova Scotia	721	6	48	48	869	18	1,710
Hamilton, Ontario	796	0	113	543	121	52	1,625
Kingston, Ontario	314	4	18	45	102	11	494
Kitchener, Ontario	1,116	0	139	371	306	321	2,253
London, Ontario	1,293	0	36	320	670	95	2,414
Montréal, Quebec	5,018	1	424	419	6,493	856	13,211
Oshawa, Ontario	1,195	0	124	265	419	5	2,008
Ottawa-Gatineau, Ontario/Quebec	2,057	5	350	1,082	872	70	4,436
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,412	0	192	817	402	38	2,861
Ottawa-Gatineau, Quebec part, Ontario/Quebec	645	5	158	265	470	32	1,575
Québec, Quebec	1,503	2	259	204	949	114	3,031
Regina, Saskatchewan	416	0	12	81	28	0	537
Saguenay, Quebec	206	4	12	13	122	63	420
Saint John, New Brunswick	267	11	4	26	107	41	456
Saskatoon, Saskatchewan	523	0	40	15	112	23	713
Sherbrooke, Quebec	345	2	28	0	521	14	910
St. Catharines-Niagara, Ontario	547	0	49	103	126	8	833
St. John's, Newfoundland and Labrador	623	1	56	39	91	39	849
Thunder Bay, Ontario	91	0	0	4	0	2	97
Toronto, Ontario	8,093	0	1,310	2,945	7,092	350	19,790
Trois-Rivières, Quebec	199	0	20	38	218	52	527
Vancouver, British Columbia	3,525	0	199	1,933	5,708	179	11,544
Victoria, British Columbia	691	1	32	114	649	80	1,567
Windsor, Ontario	454	0	25	67	175	4	725
Winnipeg, Manitoba	1,160	0	24	66	883	3	2,136

**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					
<b>Canada</b>					
June r	4,048,041	669,488	1,281,136	494,514	6,493,179
July p	3,651,936	369,737	1,190,500	519,890	5,732,063
Cumulative Jan. - July 2006	23,473,481	2,359,048	7,460,269	3,429,078	36,721,876
Cumulative Jan. - July 2005	22,016,645	2,252,552	6,551,725	3,328,367	34,149,289
<b>Newfoundland and Labrador</b>					
June r	40,722	217	5,174	5,741	51,854
July p	38,568	287	5,925	6,235	51,015
Cumulative Jan. - July 2006	195,182	9,703	42,151	20,781	267,817
Cumulative Jan. - July 2005	187,682	35,374	55,307	12,232	290,595
<b>Prince Edward Island</b>					
June r	16,327	1,953	4,227	825	23,332
July p	11,696	1,395	4,701	3,081	20,873
Cumulative Jan. - July 2006	72,766	6,307	28,492	13,169	120,734
Cumulative Jan. - July 2005	75,196	25,130	23,649	5,749	129,724
<b>Nova Scotia</b>					
June r	89,495	17,719	34,258	1,498	142,970
July p	56,648	2,270	37,766	817	97,501
Cumulative Jan. - July 2006	491,506	56,099	156,425	23,633	727,663
Cumulative Jan. - July 2005	468,885	41,236	129,189	40,489	679,799
<b>New Brunswick</b>					
June r	59,460	7,525	23,220	13,149	103,354
July p	46,855	2,662	20,185	13,435	83,137
Cumulative Jan. - July 2006	297,360	19,243	121,980	82,763	521,346
Cumulative Jan. - July 2005	287,989	31,971	103,614	26,865	450,439
<b>Quebec</b>					
June r	725,420	88,187	190,940	109,536	1,114,083
July p	581,495	76,319	182,986	89,132	929,932
Cumulative Jan. - July 2006	4,462,803	427,786	1,147,407	584,813	6,622,809
Cumulative Jan. - July 2005	4,665,641	476,553	1,012,820	375,929	6,530,943
<b>Ontario</b>					
June r	1,426,738	167,214	429,002	229,112	2,252,066
July p	1,314,780	165,827	390,899	185,105	2,056,611
Cumulative Jan. - July 2006	8,198,470	931,004	2,617,857	1,223,251	12,970,582
Cumulative Jan. - July 2005	8,458,856	894,572	2,478,801	1,528,474	13,360,703
<b>Manitoba</b>					
June r	90,394	12,256	17,501	3,687	123,838
July p	84,440	31,267	33,898	19,783	169,388
Cumulative Jan. - July 2006	494,264	58,596	166,152	92,698	811,710
Cumulative Jan. - July 2005	384,288	30,531	163,899	73,426	652,144
<b>Saskatchewan</b>					
June r	47,979	16,707	31,608	8,575	104,869
July p	37,244	10,544	32,077	57,364	137,229
Cumulative Jan. - July 2006	258,748	39,825	170,530	183,383	652,486
Cumulative Jan. - July 2005	239,304	36,193	142,067	87,114	504,678
<b>Alberta</b>					
June r	733,732	305,817	321,710	49,829	1,411,088
July p	836,272	54,977	234,870	70,408	1,196,527
Cumulative Jan. - July 2006	4,713,247	619,589	1,667,988	499,823	7,500,647
Cumulative Jan. - July 2005	3,438,069	478,546	1,249,077	574,755	5,740,447
<b>British Columbia</b>					
June r	795,283	51,555	214,970	72,367	1,134,175
July p	639,389	23,907	246,698	74,125	984,119
Cumulative Jan. - July 2006	4,243,607	189,372	1,312,191	681,021	6,426,191
Cumulative Jan. - July 2005	3,764,034	193,527	1,159,707	600,606	5,717,874

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				
<b>Yukon Territory</b>					
June r	7,456	86	2,535	195	10,272
July p	2,160	180	24	243	2,607
Cumulative Jan. - July 2006	19,836	381	14,084	23,212	57,513
Cumulative Jan. - July 2005	23,411	2,501	4,992	1,659	32,563
<b>Northwest Territories</b>					
June r	4,095	10	3,984	0	8,089
July p	1,705	100	396	162	2,363
Cumulative Jan. - July 2006	9,795	895	5,321	531	16,542
Cumulative Jan. - July 2005	21,488	6,415	28,069	1,065	57,037
<b>Nunavut</b>					
June r	10,940	242	2,007	0	13,189
July p	684	2	75	0	761
Cumulative Jan. - July 2006	15,897	248	9,691	0	25,836
Cumulative Jan. - July 2005	1,802	3	534	4	2,343

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	8,049	240	50	695	9,034
Calgary, Alberta	361,201	13,165	96,436	25,381	496,183
Edmonton, Alberta	206,282	8,190	33,655	4,632	252,759
Greater Sudbury / Grand Sudbury, Ontario	9,852	1,439	4,695	1,564	17,550
Halifax, Nova Scotia	22,038	83	25,704	387	48,212
Hamilton, Ontario	37,751	7,938	11,999	18,058	75,746
Kingston, Ontario	8,716	962	8,890	1,315	19,883
Kitchener, Ontario	37,236	6,540	9,583	2,454	55,813
London, Ontario	45,256	2,751	12,730	3,019	63,756
Montréal, Quebec	276,006	38,300	99,210	33,051	446,567
Oshawa, Ontario	69,337	21,755	3,317	2,609	97,018
Ottawa-Gatineau, Ontario/Quebec	104,013	580	59,574	14,513	178,680
Ottawa-Gatineau, Ontario part, Ontario/Quebec	66,790	580	50,498	13,209	131,077
Ottawa-Gatineau, Quebec part, Ontario/Quebec	37,223	0	9,076	1,304	47,603
Québec, Quebec	43,686	1,709	24,234	4,476	74,105
Regina, Saskatchewan	8,546	0	5,238	28,308	42,092
Saguenay, Quebec	7,117	473	164	7,350	15,104
Saint John, New Brunswick	7,363	1,200	569	6,249	15,381
Saskatoon, Saskatchewan	10,934	9,484	15,967	1,687	38,072
Sherbrooke, Quebec	8,575	332	4,515	379	13,801
St. Catharines-Niagara, Ontario	32,624	5,323	7,459	3,649	49,055
St. John's, Newfoundland and Labrador	25,259	122	4,504	2,084	31,969
Thunder Bay, Ontario	4,840	0	323	2,020	7,183
Toronto, Ontario	670,400	79,954	199,205	70,307	1,019,866
Trois-Rivières, Quebec	8,717	1,878	9,127	1,366	21,088
Vancouver, British Columbia	304,199	15,173	126,619	21,188	467,179
Victoria, British Columbia	72,012	675	16,984	25,987	115,658
Windsor, Ontario	12,183	2,276	1,849	3,103	19,411
Winnipeg, Manitoba	48,604	20,151	29,382	19,436	117,573

Table 12

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford, British Columbia	80,675	25,582	30,839	102,739	239,835
Calgary, Alberta	1,839,116	90,115	719,246	299,243	2,947,720
Edmonton, Alberta	1,391,708	81,529	313,363	78,233	1,864,833
Greater Sudbury / Grand Sudbury, Ontario	52,264	10,930	25,070	18,774	107,038
Halifax, Nova Scotia	249,094	34,700	95,956	4,413	384,163
Hamilton, Ontario	299,785	25,628	77,861	68,555	471,829
Kingston, Ontario	79,925	9,978	37,706	32,070	159,679
Kitchener, Ontario	351,936	33,638	118,868	65,046	569,488
London, Ontario	362,944	20,315	87,186	56,904	527,349
Montréal, Quebec	2,148,337	209,827	657,166	312,962	3,328,292
Oshawa, Ontario	376,851	73,347	60,270	24,636	535,104
Ottawa-Gatineau, Ontario/Quebec	684,079	12,161	290,432	244,694	1,231,366
Ottawa-Gatineau, Ontario part, Ontario/Quebec	478,073	8,429	256,360	216,767	959,629
Ottawa-Gatineau, Quebec part, Ontario/Quebec	206,006	3,732	34,072	27,927	271,737
Québec, Quebec	431,685	22,820	149,005	63,023	666,533
Regina, Saskatchewan	85,332	10,388	37,026	56,454	189,200
Saguenay, Quebec	61,530	14,796	11,607	22,868	110,801
Saint John, New Brunswick	57,465	4,376	16,011	12,749	90,601
Saskatoon, Saskatchewan	96,476	18,332	81,295	66,592	262,695
Sherbrooke, Quebec	111,129	6,586	23,660	19,675	161,050
St. Catharines-Niagara, Ontario	173,845	33,354	61,780	22,145	291,124
St. John's, Newfoundland and Labrador	132,105	4,237	30,308	12,887	179,537
Thunder Bay, Ontario	20,148	5,629	14,018	5,539	45,334
Toronto, Ontario	3,970,545	366,512	1,316,100	324,551	5,977,708
Trois-Rivières, Quebec	70,215	13,328	29,614	9,583	122,740
Vancouver, British Columbia	2,289,632	75,761	807,315	325,599	3,498,307
Victoria, British Columbia	324,935	9,881	83,908	49,933	468,657
Windsor, Ontario	150,790	56,882	21,144	67,398	296,214
Winnipeg, Manitoba	304,029	28,064	109,160	85,335	526,588

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
<b>Total non-residential</b>	<b>2,080,127</b>	<b>12,447</b>	<b>9,177</b>	<b>40,853</b>	<b>36,282</b>	<b>348,437</b>	<b>741,831</b>
<b>Industrial</b>	<b>369,737</b>	<b>287</b>	<b>1,395</b>	<b>2,270</b>	<b>2,662</b>	<b>76,319</b>	<b>165,827</b>
Factories, plants	186,688	0	900	315	1,179	44,701	88,497
Transportation, utilities	79,989	0	0	1,000	400	15,313	21,376
Mining and agriculture	44,171	0	0	530	500	3,427	28,868
Minor industrial projects, new and improvements <sup>1</sup>	58,889	287	495	425	583	12,878	27,086
<b>Commercial</b>	<b>1,190,500</b>	<b>5,925</b>	<b>4,701</b>	<b>37,766</b>	<b>20,185</b>	<b>182,986</b>	<b>390,899</b>
Trade and services	391,973	4,084	3,871	27,186	13,404	74,416	120,721
Warehouses	150,257	250	0	2,494	289	16,280	36,210
Service stations	25,145	250	0	0	0	8,825	7,131
Office buildings	283,554	0	0	0	885	42,332	119,588
Recreation	83,203	0	0	1,400	1,044	3,360	31,878
Hotels, restaurants	91,807	0	0	1,930	260	9,460	11,573
Laboratories	6,075	0	0	0	0	500	1,475
Minor commercial projects, new and improvements <sup>1</sup>	158,486	1,341	830	4,756	4,303	27,813	62,323
<b>Institutional and governmental</b>	<b>519,890</b>	<b>6,235</b>	<b>3,081</b>	<b>817</b>	<b>13,435</b>	<b>89,132</b>	<b>185,105</b>
Schools, education	251,178	1,499	3,051	0	7,590	28,041	80,728
Hospitals, medical	111,224	0	0	0	300	37,522	36,772
Welfare, home	46,973	2,950	0	0	0	344	12,055
Churches, religion	26,313	0	0	0	700	3,000	15,968
Government buildings	33,403	1,297	0	0	2,073	7,363	17,304
Minor institutional and governmental projects, new and improvements <sup>1</sup>	50,799	489	30	817	2,772	12,862	22,278
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
<b>Total non-residential</b>	<b>84,948</b>	<b>99,985</b>	<b>360,255</b>	<b>344,730</b>	<b>447</b>	<b>658</b>	<b>77</b>
<b>Industrial</b>	<b>31,267</b>	<b>10,544</b>	<b>54,977</b>	<b>23,907</b>	<b>180</b>	<b>100</b>	<b>2</b>
Factories, plants	5,550	8,698	34,021	2,827	0	0	0
Transportation, utilities	21,687	1,451	11,925	6,837	0	0	0
Mining and agriculture	2,503	0	250	8,093	0	0	0
Minor industrial projects, new and improvements <sup>1</sup>	1,527	395	8,781	6,150	180	100	2
<b>Commercial</b>	<b>33,898</b>	<b>32,077</b>	<b>234,870</b>	<b>246,698</b>	<b>24</b>	<b>396</b>	<b>75</b>
Trade and services	4,484	13,204	41,879	88,467	0	257	0
Warehouses	1,466	950	61,024	31,294	0	0	0
Service stations	0	2,903	4,736	1,300	0	0	0
Office buildings	17,425	8,142	56,848	38,334	0	0	0
Recreation	3,800	3,000	28,889	9,832	0	0	0
Hotels, restaurants	775	819	18,290	48,700	0	0	0
Laboratories	0	0	850	3,250	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	5,948	3,059	22,354	25,521	24	139	75
<b>Institutional and governmental</b>	<b>19,783</b>	<b>57,364</b>	<b>70,408</b>	<b>74,125</b>	<b>243</b>	<b>162</b>	<b>0</b>
Schools, education	17,946	29,343	43,181	39,799	0	0	0
Hospitals, medical	0	26,145	1,630	8,855	0	0	0
Welfare, home	0	0	17,224	14,400	0	0	0
Churches, religion	0	400	1,700	4,545	0	0	0
Government buildings	0	0	1,766	3,600	0	0	0
Minor institutional and governmental projects, new and improvements <sup>1</sup>	1,837	1,476	4,907	2,926	243	162	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 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

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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 2005, 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