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Building Permits

August 2006



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building Permits

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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

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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

- The value of building permits surged to their second highest level on record in August in the wake of across-the-board increases in all five residential and non-residential components.

Analysis – August 2006

The value of building permits surged to their second highest level on record in August in the wake of across-the-board increases in all five residential and non-residential components. Municipalities issued \$5.8 billion worth of permits, up 8.3% from July.

August's level was second only to the total in December 2005 (\$6.3 billion), when, in Toronto, several permits related to applications received earlier had to be issued before the end of 2005 to avoid higher development charges.

The value of residential permits hit \$3.6 billion, up 5.0% from July and the third gain over the last four months. This was the result of strong demand for both new single- and multi-family dwellings. This demand has been on an upward trend over the last few months.

The value of non-residential permits totalled \$2.17 billion, a 14.2% increase from July. Double-digit growth in the three non-residential components (industrial, commercial and institutional) fuelled the overall gain. August's level was the second highest during the last 12 months, surpassed only by the \$2.23 billion registered in March this year.

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 non-residential permits has been on an upward trend since the end of 2005.

These results point to a busy end of 2006 for workers in both the residential and non-residential construction sectors, as the value of permits are a leading indicator for building activity.

Every province, except for Manitoba and Saskatchewan, posted gains in the overall value of permits. However, the solid increases in Ontario for both residential and non-residential permits were largely behind the exceptional results in August.

Residential sector: Both single- and multi-family permits remain high

The value of single-family permits advanced 2.9% to \$2.3 billion in August, a third consecutive monthly increase. Permits for multi-family dwellings were also up, rising 9.1% to \$1.3 billion. This gain followed an 11.0% increase in July.

Provincially, the largest advances in the value of housing permits in August occurred in Ontario (+10.6% to \$1.3 billion) and in British Columbia (+11.4% to \$649 million). The value of housing permits in Ontario was at its highest since January, the increase coming from both single- and multi-family permits. In British Columbia, the gain was fuelled only by the rise in the multi-family component.

The largest decline (-4.4%) was posted in Alberta, but it followed a record month in July. Despite this drop, the value of housing permits in Alberta remained very high from a historical standpoint.

Municipal authorities approved the construction of 20,180 new dwelling units in August, the highest monthly level since the beginning of 2006.

Since the beginning of the year, a total of 155,230 new dwelling units have been approved, up 1.5% from the first eight months of 2005. Since 1988, this cumulative total has been surpassed only in 2004, when 161,575 new dwelling units were approved in this eight-month period.

If Alberta had been excluded from the national figure, the number of new units approved would have declined 3.1% on a cumulative basis.

Based on these results, the housing sector has remained clearly healthy. The favourable job market, a dynamic economy in western Canada, solid consumer confidence and still advantageous mortgage rates continued to sustain the nation's housing market.

Non-residential sector: Strong advances in all three components

Construction intentions in the non-residential sector recorded double-digit growth in all three components in August.

Intentions in the commercial sector increased 11.0% to \$1.2 billion, the third increase over the last four months. This was the highest level since the record set in August 1989. A rise in the value of building permits for office buildings in Alberta and in Ontario were behind the gain. This component has been on upward trend since October 2005.

In the industrial component, intentions surged 29.1% to \$436 million in August, after having dropped 48.6% in July. In Ontario, permits for industrial projects rose 27.4% to \$170 million, the biggest advance (in dollars) among the provinces, thanks to proposed projects for manufacturing buildings.

All provinces showed increases, except for Manitoba and Newfoundland and Labrador. The industrial component has been on an upward trend since January 2006.

In the institutional sector, the value of permits rose 10.9% to \$511 million, a second consecutive monthly increase. This was the result of large gains in nursing homes and in the government buildings category. The most significant increase in the institutional component occurred in Ontario, where the value of permits soared 77.5% to \$223 million, the second highest level since March 2006.

Several economic factors were consistent with a fertile environment for the non-residential sector, including strength in retail and wholesale sectors, growth in consumer spending, declining vacancy rates for office buildings and corporate operating profits that were just short of the historic high reported in the fourth quarter of 2005.

The largest contributions to the monthly gain (in dollars) in the non-residential sector came from Ontario, Alberta and Quebec. Following important advances in July, both Saskatchewan and Manitoba recorded the largest drops (in dollars) in August.

However, for the first eight months of 2006, the value of non-residential permits increased by 43.3% in Saskatchewan and 18.1% in Manitoba compared to the same period in 2005.

At the national level, also on a cumulative basis, the value of commercial permits rose 14.0%, while industrial permits were up 6.5%.

In contrast, the value of institutional permits showed a slight 1.5% decrease compared to the same eight-month period last year. Alberta and Quebec recorded the largest advances (in dollars).

Metropolitan areas: Calgary, Edmonton and Vancouver far ahead

Among the metropolitan areas, Calgary, Edmonton and Vancouver showed the largest advances (in dollars) in terms of total building permits for the first eight months of 2006 compared with the same period last year.

In Calgary and Vancouver, higher construction intentions for both residential and non-residential buildings fuelled the gain. In Edmonton, the rise came solely from the housing sector.

Each of the eight metropolitan areas west of Ontario posted double-digits gains. Together, they accounted for 56.4% of the cumulative gain at the national level.

In contrast, Hamilton and Ottawa posted the largest drops (in dollars). Among the five metropolitan areas showing declines, only Québec was outside Ontario.

The most important decreases in the residential sector came from Montréal and Québec. However, these two centres, along with Calgary and Vancouver, showed the largest gains in the non-residential sector.

In Montréal and Québec, projects in the institutional component contributed to the strong results. In Calgary and Vancouver, commercial permits mainly fuelled the advance.

Chart 1
Total value of building permits

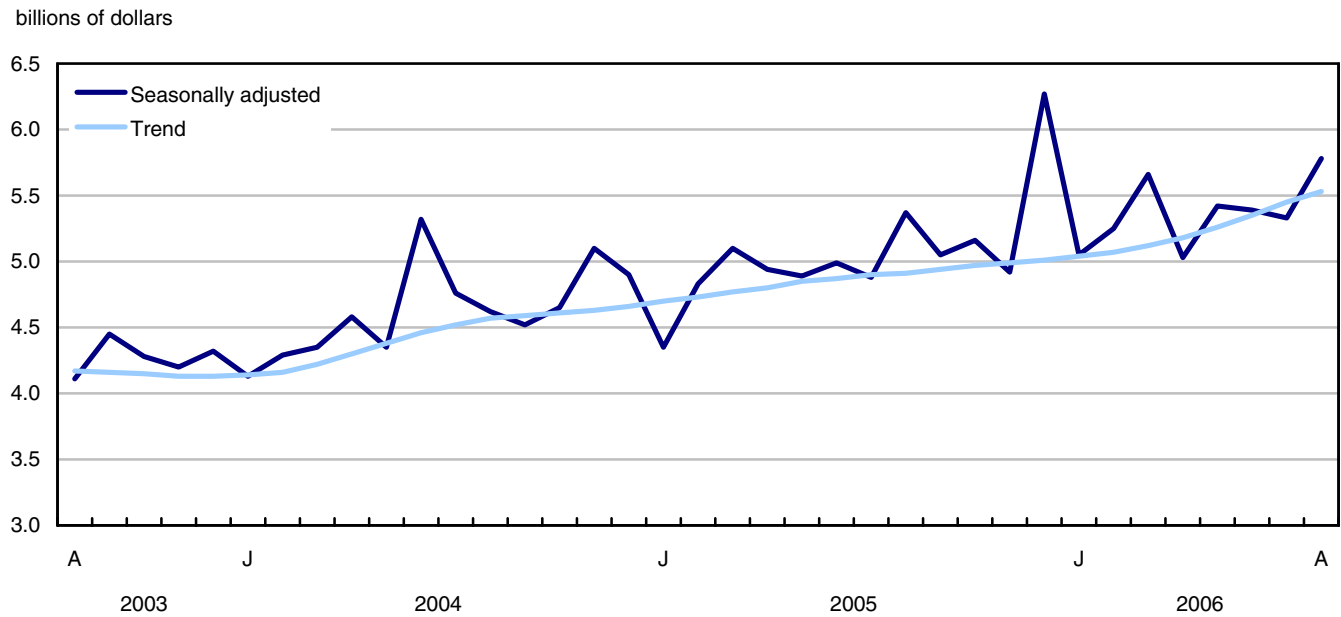


Chart 2
Residential value of building permits - Total

billions of dollars

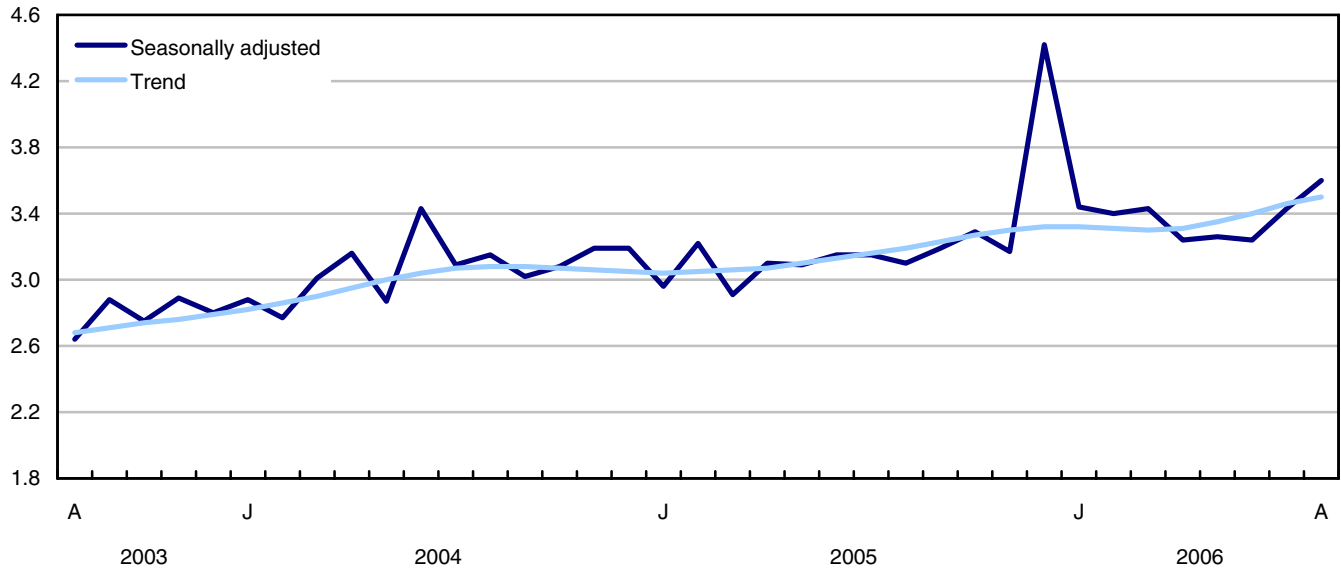


Chart 3
Number of dwelling units - Single and multiple

units

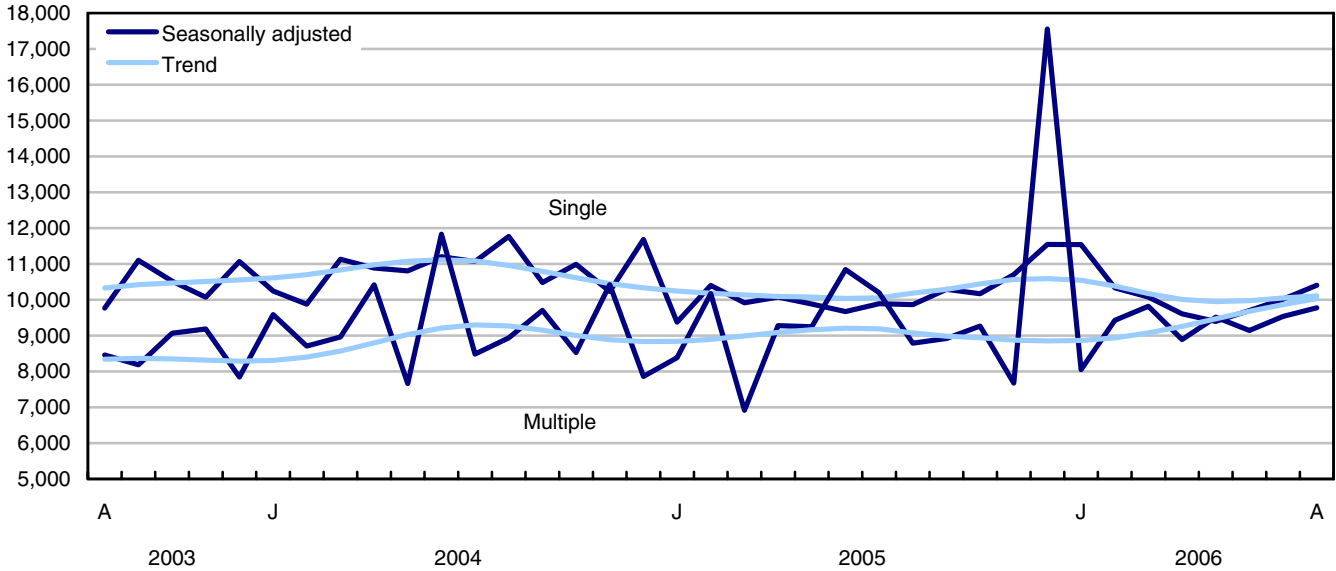


Chart 4
Non residential value of building permits - Total

billions of dollars

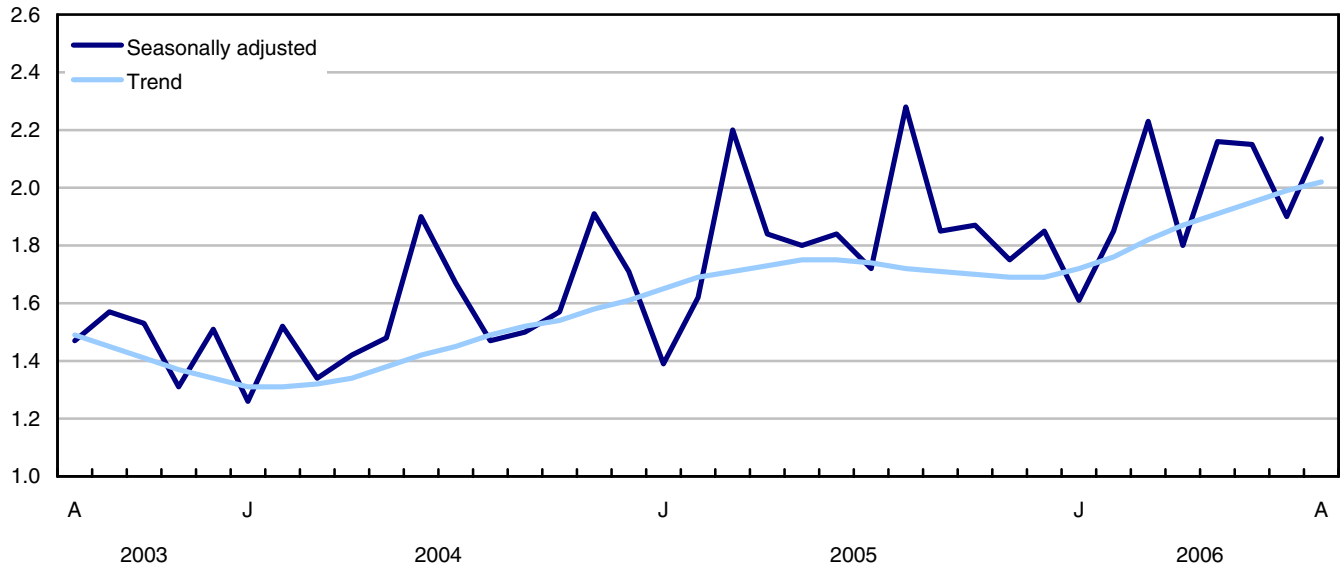


Chart 5
Commercial value of building permits

millions of dollars

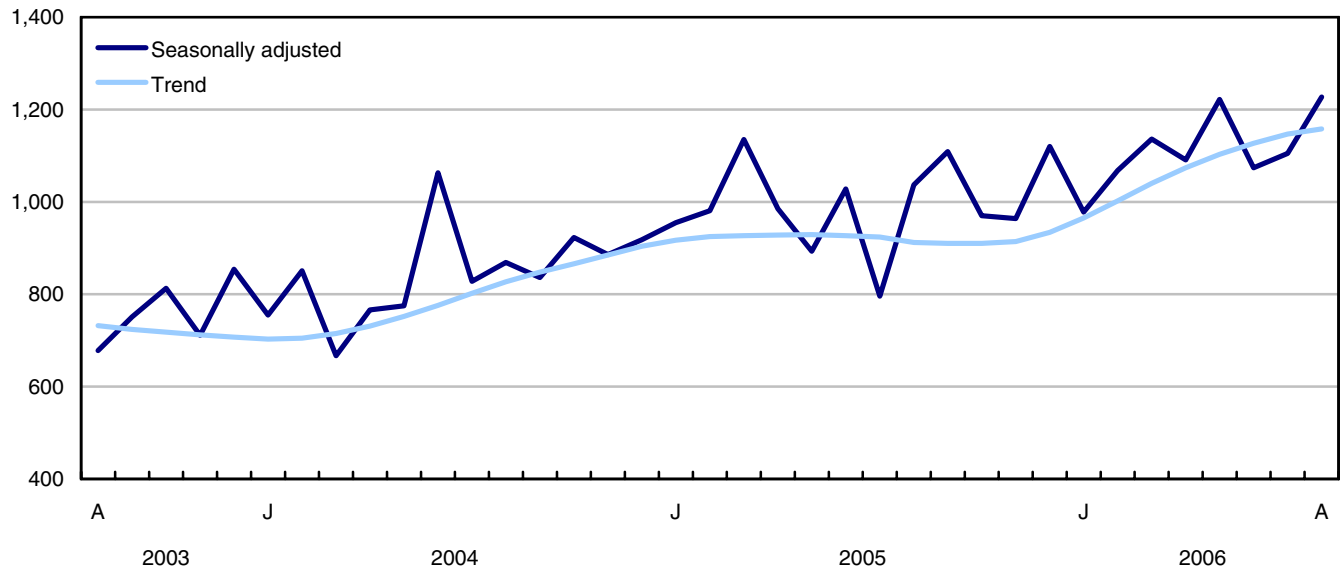


Chart 6
Industrial value of building permits

millions of dollars

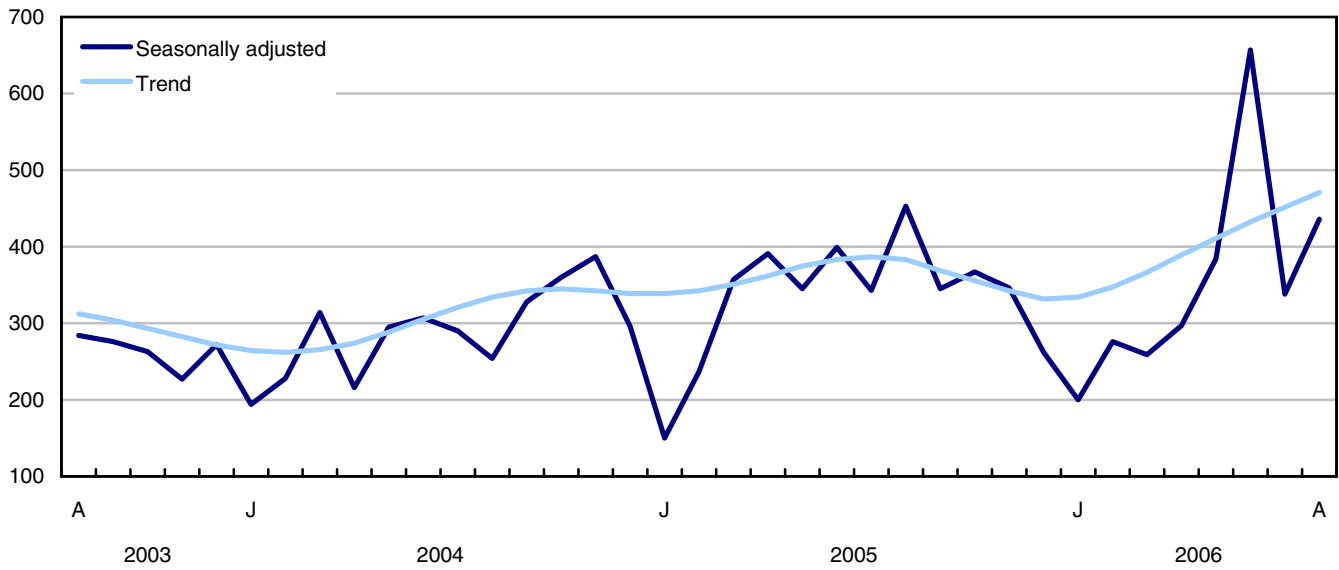
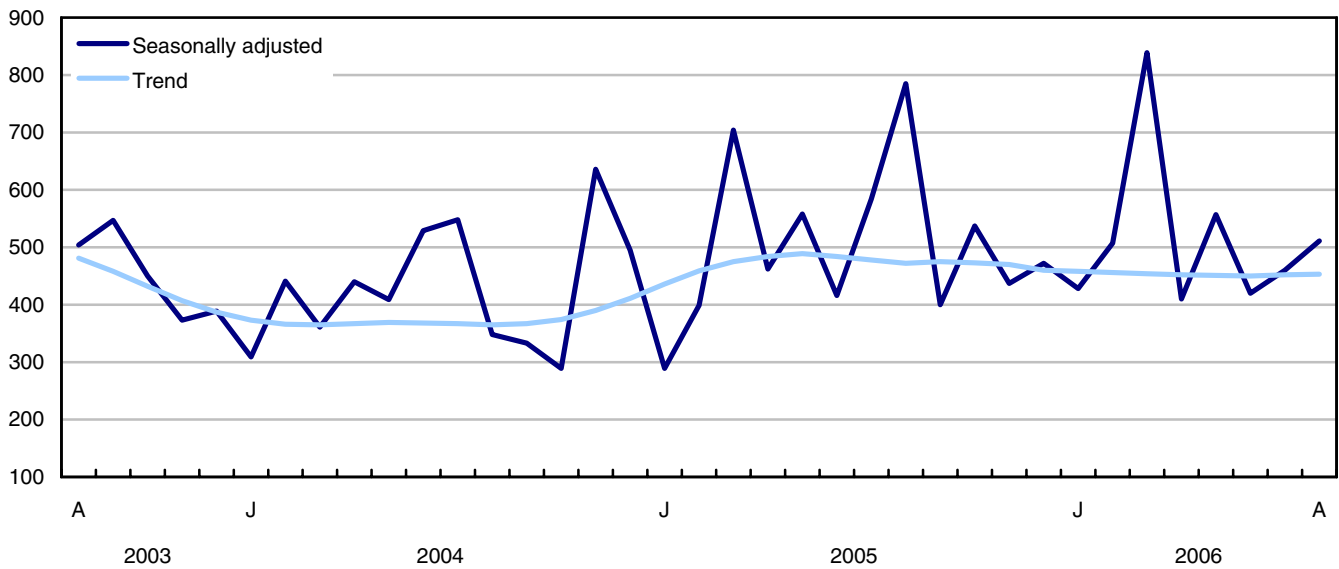


Chart 7
Institutional and governmental value of building permits

millions of dollars



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

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		August to July	July to June	June to May	May to April	April to March	March to February
	August ^p	July ^r						
	thousands of dollars		percentage change					
Canada	5,775,098	5,334,427	8.3	-1.0	-0.5	7.7	-11.1	7.9
Newfoundland and Labrador	48,385	43,651	10.8	17.2	-13.0	-22.7	112.7	-48.4
Prince Edward Island	22,165	18,756	18.2	-6.5	33.2	-32.0	-4.7	106.4
Nova Scotia	109,804	87,085	26.1	-28.7	-3.0	43.7	-30.0	28.8
New Brunswick	97,193	75,450	28.8	-11.1	15.8	-4.2	23.4	-2.8
Quebec	1,010,238	996,625	1.4	5.2	-3.1	5.3	0.6	-13.3
Ontario	2,109,443	1,777,672	18.7	-2.3	-9.4	5.8	-0.8	4.5
Manitoba	100,325	151,852	-33.9	46.7	-11.1	6.4	10.0	-20.4
Saskatchewan	79,555	132,916	-40.1	49.2	-13.6	15.2	11.8	7.5
Alberta	1,222,375	1,123,083	8.8	-7.7	25.2	4.1	-24.0	13.7
British Columbia	960,828	907,842	5.8	-1.8	-4.7	17.2	-27.8	34.7
Yukon Territory	7,339	5,028	46.0	-20.9	-57.7	236.4	-84.2	2,873.8
Northwest Territories	4,353	2,706	60.9	-66.5	448.8	-24.8	0.4	876.5
Nunavut	3,095	11,761	-73.7	-10.8	540.2	191.4	-92.2	...

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

	2006		August to July	July to June	June to May	May to April	April to March	March to February
	August ^p	July ^r						
	thousands of dollars		percentage change					
Canada	2,174,003	1,903,899	14.2	-11.5	-0.5	20.3	-19.5	20.7
Newfoundland and Labrador	17,819	12,561	41.9	9.5	-30.1	-29.4	381.9	-71.5
Prince Edward Island	11,514	9,177	25.5	31.0	-1.3	-42.0	66.6	1,081.7
Nova Scotia	47,335	40,569	16.7	-24.1	24.1	77.6	-21.3	25.3
New Brunswick	53,298	36,242	47.1	-17.4	128.7	-43.4	166.2	-48.4
Quebec	358,182	331,640	8.0	1.2	4.2	3.5	2.2	-21.3
Ontario	793,220	587,676	35.0	-18.5	-13.9	9.8	-10.4	25.2
Manitoba	32,167	81,200	-60.4	147.9	-38.0	53.4	-19.2	-22.4
Saskatchewan	42,802	101,658	-57.9	100.4	-23.4	20.7	25.2	8.1
Alberta	496,316	363,523	36.5	-40.4	47.7	32.1	-36.5	46.5
British Columbia	311,852	325,342	-4.1	14.6	-25.4	62.6	-44.2	42.8
Yukon Territory	5,552	2,586	114.7	-8.2	-73.9	2,952.4	-98.5	33,276.8
Northwest Territories	1,928	648	197.5	-83.8	560.2	-24.8	987.8	-63.0
Nunavut	2,018	11,077	-81.8	392.5	56,125.0	...	-100.0	...

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

	2006		August to July	July to June	June to May	May to April	April to March	March to February
	August ^p	July ^r						
	thousands of dollars		percentage change					
Canada	3,601,095	3,430,528	5.0	5.9	-0.6	0.7	-5.7	1.0
Newfoundland and Labrador	30,566	31,090	-1.7	20.6	-2.4	-17.9	51.6	-36.7
Prince Edward Island	10,651	9,579	11.2	-26.6	63.8	-19.6	-37.6	49.4
Nova Scotia	62,469	46,516	34.3	-32.3	-17.0	30.8	-32.8	30.0
New Brunswick	43,895	39,208	12.0	-4.4	-24.2	27.1	-13.6	26.0
Quebec	652,056	664,985	-1.9	7.4	-6.6	6.2	-0.2	-8.9
Ontario	1,316,223	1,189,996	10.6	8.4	-6.1	3.1	7.0	-7.7
Manitoba	68,158	70,652	-3.5	-0.1	11.2	-15.3	31.9	-18.9
Saskatchewan	36,753	31,258	17.6	-18.5	3.9	6.5	-4.3	6.8
Alberta	726,059	759,560	-4.4	25.3	8.6	-10.1	-15.6	-1.1
British Columbia	648,976	582,500	11.4	-9.1	8.7	-0.7	-18.4	30.5
Yukon Territory	1,787	2,442	-26.8	-31.1	-17.2	3.8	-21.5	495.4
Northwest Territories	2,425	2,058	17.8	-49.7	371.2	-24.8	-38.5	...
Nunavut	1,077	684	57.5	-93.7	432.1	190.8	-53.2	...

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

	2006		August to July	July to June	June to May	May to April	April to March	March to February
	August ^p	July ^r						
	units		percentage change					
Canada	242,160	234,624	3.2	3.8	-0.3	2.2	-7.0	0.7
Newfoundland and Labrador	2,256	2,304	-2.1	20.8	-8.6	-11.7	34.0	-24.6
Prince Edward Island	972	720	35.0	-40.0	78.6	-30.0	-15.8	13.1
Nova Scotia	4,692	3,528	33.0	-39.9	-19.8	39.3	-32.5	41.4
New Brunswick	4,464	3,852	15.9	-10.1	-38.6	61.4	-13.5	48.0
Quebec	50,220	48,240	4.1	0.1	-0.9	6.9	-1.5	-13.5
Ontario	76,044	74,208	2.5	11.4	-7.4	6.5	-2.5	-2.5
Manitoba	5,292	5,352	-1.1	1.8	5.3	-24.1	44.6	-14.6
Saskatchewan	2,916	2,112	38.1	-30.2	20.0	-13.6	-4.0	6.3
Alberta	53,040	58,608	-9.5	22.3	16.0	-18.6	-5.5	-8.9
British Columbia	42,000	35,412	18.6	-13.8	2.6	13.1	-22.3	36.5
Yukon Territory	132	204	-35.3	-22.7	-12.0	4.2	-41.5	...
Northwest Territories	72	48	50.0	-63.6	450.0	-66.7	-66.7	...
Nunavut	60	36	66.7	-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 ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Canada									
July r	10,017	9,535	19,552	3,430,528	338,192	1,105,224	460,483	1,903,899	5,334,427
August p	10,403	9,777	20,180	3,601,095	436,477	1,226,736	510,790	2,174,003	5,775,098
Cumulative Jan. - Aug. 2006	81,074	74,154	155,228	27,033,375	2,848,008	8,901,251	4,131,014	15,880,273	42,913,648
Cumulative Jan. - Aug. 2005	79,079	73,833	152,912	24,671,758	2,675,333	7,811,109	4,195,986	14,682,428	39,354,186
Newfoundland and Labrador									
July r	134	58	192	31,090	287	6,039	6,235	12,561	43,651
August p	167	21	188	30,566	30	15,943	1,846	17,819	48,385
Cumulative Jan. - Aug. 2006	1,189	307	1,496	233,830	9,733	77,970	22,627	110,330	344,160
Cumulative Jan. - Aug. 2005	1,207	283	1,490	216,446	39,741	71,845	12,657	124,243	340,689
Prince Edward Island									
July r	44	16	60	9,579	1,395	4,701	3,081	9,177	18,756
August p	74	7	81	10,651	10,986	349	179	11,514	22,165
Cumulative Jan. - Aug. 2006	487	145	632	86,395	17,293	28,841	13,348	59,482	145,877
Cumulative Jan. - Aug. 2005	474	126	600	82,473	26,109	55,924	6,369	88,402	170,875
Nova Scotia									
July r	223	71	294	46,516	2,315	37,487	767	40,569	87,085
August p	230	161	391	62,469	4,698	20,315	22,322	47,335	109,804
Cumulative Jan. - Aug. 2006	2,177	1,586	3,763	567,218	60,842	176,461	45,905	283,208	850,426
Cumulative Jan. - Aug. 2005	2,156	1,221	3,377	509,733	45,597	152,881	43,333	241,811	751,544
New Brunswick									
July r	194	127	321	39,208	2,662	20,145	13,435	36,242	75,450
August p	230	142	372	43,895	19,579	12,035	21,684	53,298	97,193
Cumulative Jan. - Aug. 2006	1,809	1,148	2,957	352,226	38,822	133,975	104,447	277,244	629,470
Cumulative Jan. - Aug. 2005	1,822	771	2,593	314,894	35,322	136,481	47,987	219,790	534,684
Quebec									
July r	1,793	2,227	4,020	664,985	76,724	175,660	79,256	331,640	996,625
August p	1,945	2,240	4,185	652,056	83,470	170,177	104,535	358,182	1,010,238
Cumulative Jan. - Aug. 2006	14,502	17,609	32,111	5,068,485	511,661	1,381,184	760,342	2,653,187	7,721,672
Cumulative Jan. - Aug. 2005	16,151	19,304	35,455	5,234,519	563,894	1,277,132	438,263	2,279,289	7,513,808
Ontario									
July r	3,296	2,888	6,184	1,189,996	133,626	328,313	125,737	587,676	1,777,672
August p	3,578	2,759	6,337	1,316,223	170,250	399,776	223,194	793,220	2,109,443
Cumulative Jan. - Aug. 2006	25,832	22,824	48,656	9,559,250	1,153,081	3,137,627	1,556,760	5,847,468	15,406,718
Cumulative Jan. - Aug. 2005	27,391	24,773	52,164	9,432,042	1,064,231	3,007,088	2,122,634	6,193,953	15,625,995
Manitoba									
July r	274	172	446	70,652	31,331	30,099	19,770	81,200	151,852
August p	288	153	441	68,158	12,972	13,878	5,317	32,167	100,325
Cumulative Jan. - Aug. 2006	2,356	1,380	3,736	552,395	71,632	198,659	98,002	368,293	920,688
Cumulative Jan. - Aug. 2005	2,300	454	2,754	422,128	38,516	194,830	78,599	311,945	734,073
Saskatchewan									
July r	144	32	176	31,258	10,544	33,750	57,364	101,658	132,916
August p	223	20	243	36,753	11,757	19,504	11,541	42,802	79,555
Cumulative Jan. - Aug. 2006	1,472	398	1,870	290,065	51,582	196,236	194,924	442,742	732,807
Cumulative Jan. - Aug. 2005	1,200	742	1,942	249,626	55,038	160,855	93,041	308,934	558,560
Alberta									
July r	2,601	2,283	4,884	759,560	55,119	239,096	69,308	363,523	1,123,083
August p	2,535	1,885	4,420	726,059	83,631	366,909	45,776	496,316	1,222,375
Cumulative Jan. - Aug. 2006	21,073	13,387	34,460	5,403,168	703,362	2,026,813	544,499	3,274,674	8,677,842
Cumulative Jan. - Aug. 2005	16,872	11,414	28,286	3,841,799	565,271	1,416,377	637,432	2,619,080	6,460,879

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									
July r	1,292	1,659	2,951	582,500	23,907	227,310	74,125	325,342	907,842
August p	1,115	2,385	3,500	648,976	38,844	199,046	73,962	311,852	960,828
Cumulative Jan. - Aug. 2006	9,966	15,292	25,258	4,864,706	228,216	1,503,456	754,983	2,486,655	7,351,361
Cumulative Jan. - Aug. 2005	9,276	14,610	23,886	4,310,390	231,025	1,303,076	710,555	2,244,656	6,555,046
Yukon Territory									
July r	17	0	17	2,442	180	2,163	243	2,586	5,028
August p	11	0	11	1,787	259	4,859	434	5,552	7,339
Cumulative Jan. - Aug. 2006	155	15	170	26,090	640	21,082	23,646	45,368	71,458
Cumulative Jan. - Aug. 2005	144	43	187	27,566	2,501	5,226	3,990	11,717	39,283
Northwest Territories									
July r	4	0	4	2,058	100	386	162	648	2,706
August p	6	0	6	2,425	0	1,928	0	1,928	4,353
Cumulative Jan. - Aug. 2006	47	6	53	12,573	895	7,239	531	8,665	21,238
Cumulative Jan. - Aug. 2005	80	52	132	23,530	7,151	28,709	1,122	36,982	60,512
Nunavut									
July r	1	2	3	684	2	75	11,000	11,077	11,761
August p	1	4	5	1,077	1	2,017	0	2,018	3,095
Cumulative Jan. - Aug. 2006	9	57	66	16,974	249	11,708	11,000	22,957	39,931
Cumulative Jan. - Aug. 2005	6	40	46	6,612	937	685	4	1,626	8,238

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									
July r	43	0	43	7,450	240	52	695	987	8,437
August p	53	8	61	11,952	1,063	929	0	1,992	13,944
Cumulative Jan. - Aug. 2006	315	449	764	92,956	26,645	26,849	102,739	156,233	249,189
Cumulative Jan. - Aug. 2005	411	401	812	112,197	26,950	20,350	55,364	102,664	214,861
Calgary, Alberta									
July r	988	1,229	2,217	336,132	13,165	87,475	25,381	126,021	462,153
August p	787	529	1,316	222,798	11,337	222,146	20,883	254,366	477,164
Cumulative Jan. - Aug. 2006	7,400	5,311	12,711	2,042,104	101,452	888,815	320,126	1,310,393	3,352,497
Cumulative Jan. - Aug. 2005	6,065	4,138	10,203	1,481,487	122,379	582,785	331,298	1,036,462	2,517,949
Edmonton, Alberta									
July r	796	401	1,197	199,425	8,326	30,754	3,832	42,912	242,337
August p	836	632	1,468	261,850	27,723	70,704	10,073	108,500	370,350
Cumulative Jan. - Aug. 2006	6,374	3,643	10,017	1,631,663	109,388	374,219	87,506	571,113	2,202,776
Cumulative Jan. - Aug. 2005	5,264	4,694	9,958	1,214,638	83,979	319,383	182,273	585,635	1,800,273
Greater Sudbury / Grand Sudbury, Ontario									
July r	41	2	43	8,551	1,154	3,839	1,130	6,123	14,674
August p	51	9	60	11,550	4,478	1,869	18,753	25,100	36,650
Cumulative Jan. - Aug. 2006	298	14	312	59,288	17,131	28,606	41,392	87,129	146,417
Cumulative Jan. - Aug. 2005	266	11	277	51,491	7,356	34,021	30,731	72,108	123,599
Halifax, Nova Scotia									
July r	77	17	94	18,035	83	25,704	387	26,174	44,209
August p	99	70	169	28,815	1,464	11,304	4,853	17,621	46,436
Cumulative Jan. - Aug. 2006	785	1,051	1,836	270,073	36,164	107,260	9,266	152,690	422,763
Cumulative Jan. - Aug. 2005	868	895	1,763	266,017	20,896	76,327	23,886	121,109	387,126
Hamilton, Ontario									
July r	93	92	185	34,447	6,366	9,812	13,052	29,230	63,677
August p	258	93	351	75,712	4,969	6,391	14,892	26,252	101,964
Cumulative Jan. - Aug. 2006	1,040	922	1,962	381,135	30,054	92,750	84,284	207,088	588,223
Cumulative Jan. - Aug. 2005	982	1,442	2,424	446,776	12,276	140,733	112,692	265,701	712,477
Kingston, Ontario									
July r	42	0	42	7,518	771	7,269	950	8,990	16,508
August p	59	41	100	13,307	1,982	3,184	384	5,550	18,857
Cumulative Jan. - Aug. 2006	345	206	551	86,910	11,978	40,959	40,073	93,010	179,920
Cumulative Jan. - Aug. 2005	410	164	574	85,216	4,772	33,831	13,276	51,879	137,095
Kitchener, Ontario									
July r	115	45	160	32,516	5,746	7,700	1,673	15,119	47,635
August p	90	158	248	35,799	5,308	12,702	1,498	19,508	55,307
Cumulative Jan. - Aug. 2006	1,159	1,260	2,419	382,750	41,690	144,778	77,625	264,093	646,843
Cumulative Jan. - Aug. 2005	1,421	1,300	2,721	411,290	41,940	122,304	69,968	234,212	645,502
London, Ontario									
July r	175	64	239	40,493	2,206	10,409	2,182	14,797	55,290
August p	168	353	521	69,055	4,401	6,368	7,571	18,340	87,395
Cumulative Jan. - Aug. 2006	1,417	1,540	2,957	435,123	25,320	102,598	70,502	198,420	633,543
Cumulative Jan. - Aug. 2005	1,346	1,083	2,429	348,873	43,038	115,614	52,837	211,489	560,362
Montréal, Quebec									
July r	716	1,409	2,125	341,512	38,400	93,968	28,863	161,231	502,743
August p	693	1,410	2,103	318,908	22,117	85,384	60,437	167,938	486,846
Cumulative Jan. - Aug. 2006	5,435	10,234	15,669	2,507,114	232,044	760,397	424,167	1,416,608	3,923,722
Cumulative Jan. - Aug. 2005	6,449	12,095	18,544	2,707,791	301,472	697,159	181,941	1,180,572	3,888,363

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									
July r	231	39	270	60,620	17,446	2,712	1,886	22,044	82,664
August p	177	79	256	46,808	7,383	1,634	1,809	10,826	57,634
Cumulative Jan. - Aug. 2006	1,339	933	2,272	429,600	78,629	68,888	27,406	174,923	604,523
Cumulative Jan. - Aug. 2005	1,300	826	2,126	406,668	71,066	92,135	43,757	206,958	613,626
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
July r	182	155	337	60,063	465	41,021	9,548	51,034	111,097
August p	195	287	482	74,004	1,997	62,128	30,029	94,154	168,158
Cumulative Jan. - Aug. 2006	1,518	1,691	3,209	538,039	10,690	327,821	285,054	623,565	1,161,604
Cumulative Jan. - Aug. 2005	1,672	1,703	3,375	593,633	29,905	209,003	450,971	689,879	1,283,512
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
July r	135	245	380	46,887	0	8,562	1,139	9,701	56,588
August p	137	113	250	36,946	586	3,123	538	4,247	41,193
Cumulative Jan. - Aug. 2006	751	1,294	2,045	253,017	4,318	37,234	34,909	76,461	329,478
Cumulative Jan. - Aug. 2005	879	494	1,373	208,868	9,223	47,207	7,646	64,076	272,944
Québec, Quebec									
July r	138	233	371	53,577	1,729	22,861	3,865	28,455	82,032
August p	221	139	360	55,986	8,683	34,220	6,589	49,492	105,478
Cumulative Jan. - Aug. 2006	1,576	1,741	3,317	480,618	31,523	191,076	75,922	298,521	779,139
Cumulative Jan. - Aug. 2005	1,865	2,403	4,268	575,617	13,351	161,779	46,518	221,648	797,265
Regina, Saskatchewan									
July r	44	0	44	7,724	0	5,716	28,308	34,024	41,748
August p	71	4	75	10,652	170	7,261	2,191	9,622	20,274
Cumulative Jan. - Aug. 2006	496	125	621	97,200	10,558	50,549	58,645	119,752	216,952
Cumulative Jan. - Aug. 2005	368	306	674	75,682	7,057	52,154	35,759	94,970	170,652
Saguenay, Quebec									
July r	28	14	42	7,935	473	155	6,419	7,047	14,982
August p	41	18	59	9,732	10,557	5,282	100	15,939	25,671
Cumulative Jan. - Aug. 2006	225	223	448	66,147	25,353	16,848	25,230	67,431	133,578
Cumulative Jan. - Aug. 2005	205	155	360	61,567	23,956	18,616	7,778	50,350	111,917
Saint John, New Brunswick									
July r	36	4	40	6,162	1,200	569	6,249	8,018	14,180
August p	48	11	59	8,967	14,043	1,220	658	15,921	24,888
Cumulative Jan. - Aug. 2006	352	189	541	72,730	18,419	17,231	13,407	49,057	121,787
Cumulative Jan. - Aug. 2005	351	79	430	60,483	14,230	21,956	1,365	37,551	98,034
Saskatoon, Saskatchewan									
July r	49	13	62	9,961	9,484	17,425	1,687	28,596	38,557
August p	98	6	104	13,131	6,660	8,307	5,884	20,851	33,982
Cumulative Jan. - Aug. 2006	605	196	801	107,817	24,992	92,575	72,476	190,043	297,860
Cumulative Jan. - Aug. 2005	492	290	782	103,326	42,972	55,743	39,710	138,425	241,751
Sherbrooke, Quebec									
July r	30	20	50	9,513	332	4,259	331	4,922	14,435
August p	38	94	132	16,397	421	1,336	1,064	2,821	19,218
Cumulative Jan. - Aug. 2006	360	769	1,129	137,666	7,007	26,314	19,358	52,679	190,345
Cumulative Jan. - Aug. 2005	426	307	733	105,116	10,399	31,608	21,979	63,986	169,102
St. Catharines-Niagara, Ontario									
July r	69	85	154	30,239	4,269	6,099	2,638	13,006	43,245
August p	100	95	195	36,976	5,503	4,786	40,923	51,212	88,188
Cumulative Jan. - Aug. 2006	616	380	996	206,234	39,493	69,652	64,404	173,549	379,783
Cumulative Jan. - Aug. 2005	663	269	932	184,379	15,432	97,429	74,268	187,129	371,508

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									
July r	93	41	134	22,383	122	4,618	2,084	6,824	29,207
August p	113	15	128	20,811	0	10,339	881	11,220	32,031
Cumulative Jan. - Aug. 2006	804	246	1,050	162,212	4,237	60,523	13,768	78,528	240,740
Cumulative Jan. - Aug. 2005	754	232	986	144,073	34,870	53,005	4,630	92,505	236,578
Thunder Bay, Ontario									
July r	18	0	18	4,280	0	264	1,460	1,724	6,004
August p	19	0	19	3,738	0	2,471	9,405	11,876	15,614
Cumulative Jan. - Aug. 2006	102	7	109	22,576	5,737	17,480	14,800	38,017	60,593
Cumulative Jan. - Aug. 2005	133	44	177	31,936	13,151	21,472	23,711	58,334	90,270
Toronto, Ontario									
July r	1,244	2,051	3,295	619,733	64,117	162,892	50,818	277,827	897,560
August p	1,294	1,354	2,648	636,593	88,653	192,950	50,040	331,643	968,236
Cumulative Jan. - Aug. 2006	9,106	13,213	22,319	4,629,819	465,880	1,551,726	392,245	2,409,851	7,039,670
Cumulative Jan. - Aug. 2005	8,992	15,316	24,308	4,425,082	497,025	1,388,133	675,903	2,561,061	6,986,143
Trois-Rivières, Quebec									
July r	27	82	109	10,726	1,878	8,610	1,193	11,681	22,407
August p	41	81	122	14,759	13,595	6,153	5,234	24,982	39,741
Cumulative Jan. - Aug. 2006	221	468	689	86,254	26,923	38,540	20,994	86,457	172,711
Cumulative Jan. - Aug. 2005	286	258	544	81,146	8,433	22,519	4,305	35,257	116,403
Vancouver, British Columbia									
July r	567	696	1,263	278,479	15,173	130,583	21,188	166,944	445,423
August p	362	1,377	1,739	337,878	19,100	172,971	66,001	258,072	595,950
Cumulative Jan. - Aug. 2006	3,811	9,545	13,356	2,598,873	94,861	956,666	391,600	1,443,127	4,042,000
Cumulative Jan. - Aug. 2005	3,272	8,999	12,271	2,385,295	93,218	816,101	324,378	1,233,697	3,618,992
Victoria, British Columbia									
July r	78	284	362	65,371	675	17,516	25,987	44,178	109,549
August p	58	221	279	60,437	894	2,663	1,167	4,724	65,161
Cumulative Jan. - Aug. 2006	732	1,121	1,853	383,483	10,775	83,562	51,100	145,437	528,920
Cumulative Jan. - Aug. 2005	776	922	1,698	310,064	7,710	96,611	42,414	146,735	456,799
Windsor, Ontario									
July r	40	5	45	10,600	1,825	1,512	2,243	5,580	16,180
August p	65	55	120	20,358	397	3,407	12,783	16,587	36,945
Cumulative Jan. - Aug. 2006	499	351	850	179,640	59,946	26,209	84,490	170,645	350,285
Cumulative Jan. - Aug. 2005	764	257	1,021	182,188	21,667	58,812	52,959	133,438	315,626
Winnipeg, Manitoba									
July r	140	136	276	43,807	20,188	26,246	19,436	65,870	109,677
August p	155	139	294	43,003	5,713	7,241	4,782	17,736	60,739
Cumulative Jan. - Aug. 2006	1,281	1,115	2,396	341,551	33,814	126,593	90,117	250,524	592,075
Cumulative Jan. - Aug. 2005	1,269	281	1,550	240,432	8,506	139,579	63,489	211,574	452,006

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							
July r	10,627	88	1,050	1,867	6,704	495	20,831
August p	11,498	93	820	1,677	7,148	423	21,659
Cumulative Jan. - Aug. 2006	83,313	501	7,162	14,246	47,991	3,521	156,734
Cumulative Jan. - Aug. 2005	83,229	504	8,147	15,347	46,503	3,344	157,074
Newfoundland and Labrador							
July r	171	1	6	35	26	1	240
August p	206	1	2	0	19	3	231
Cumulative Jan. - Aug. 2006	1,155	6	66	39	147	52	1,465
Cumulative Jan. - Aug. 2005	1,223	11	26	5	225	11	1,501
Prince Edward Island							
July r	55	6	3	0	12	1	77
August p	87	8	3	0	2	2	102
Cumulative Jan. - Aug. 2006	432	41	32	0	105	8	618
Cumulative Jan. - Aug. 2005	469	35	46	3	75	2	630
Nova Scotia							
July r	274	13	0	19	47	6	359
August p	272	12	14	19	109	19	445
Cumulative Jan. - Aug. 2006	2,059	57	112	87	1,332	60	3,707
Cumulative Jan. - Aug. 2005	2,275	76	109	133	905	76	3,574
New Brunswick							
July r	224	8	56	13	49	9	359
August p	299	15	29	14	85	15	457
Cumulative Jan. - Aug. 2006	1,745	54	222	94	717	116	2,948
Cumulative Jan. - Aug. 2005	1,940	73	109	47	535	81	2,785
Quebec							
July r	1,596	36	171	43	1,099	318	3,263
August p	1,885	30	153	35	1,567	203	3,873
Cumulative Jan. - Aug. 2006	15,344	185	1,420	1,187	12,013	1,625	31,774
Cumulative Jan. - Aug. 2005	17,068	179	1,863	699	13,789	1,526	35,124
Ontario							
July r	3,775	13	393	1,111	1,515	49	6,856
August p	4,058	18	258	864	1,819	93	7,110
Cumulative Jan. - Aug. 2006	26,670	92	2,536	7,036	12,050	1,129	49,513
Cumulative Jan. - Aug. 2005	28,849	92	3,491	8,659	12,223	1,314	54,628
Manitoba							
July r	352	6	0	4	167	2	531
August p	355	3	3	64	86	0	511
Cumulative Jan. - Aug. 2006	2,460	17	39	140	1,197	5	3,858
Cumulative Jan. - Aug. 2005	2,509	6	60	94	291	9	2,969
Saskatchewan							
July r	166	1	6	4	20	2	199
August p	267	0	6	0	14	0	287
Cumulative Jan. - Aug. 2006	1,535	2	60	106	207	26	1,936
Cumulative Jan. - Aug. 2005	1,290	5	80	97	557	10	2,039
Alberta							
July r	2,614	2	315	353	2,422	8	5,714
August p	2,828	4	250	317	1,508	41	4,948
Cumulative Jan. - Aug. 2006	21,405	26	2,140	2,311	9,187	93	35,162
Cumulative Jan. - Aug. 2005	17,578	17	1,923	1,992	7,638	50	29,198
British Columbia							
July r	1,370	1	100	285	1,345	99	3,200
August p	1,208	2	102	364	1,935	47	3,658
Cumulative Jan. - Aug. 2006	10,320	19	531	3,233	10,978	403	25,484
Cumulative Jan. - Aug. 2005	9,807	6	437	3,600	10,153	263	24,266

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							
July r	20	1	0	0	0	0	21
August p	21	0	0	0	0	0	21
Cumulative Jan. - Aug. 2006	131	2	4	0	8	4	149
Cumulative Jan. - Aug. 2005	140	4	3	0	38	2	187
Northwest Territories							
July r	9	0	0	0	0	0	9
August p	11	0	0	0	0	0	11
Cumulative Jan. - Aug. 2006	48	0	0	0	6	0	54
Cumulative Jan. - Aug. 2005	75	0	0	18	34	0	127
Nunavut							
July r	1	0	0	0	2	0	3
August p	1	0	0	0	4	0	5
Cumulative Jan. - Aug. 2006	9	0	0	13	44	0	66
Cumulative Jan. - Aug. 2005	6	0	0	0	40	0	46

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	55	0	0	0	8	0	63
Calgary, Alberta	849	0	89	134	324	33	1,429
Edmonton, Alberta	901	0	124	92	473	4	1,594
Greater Sudbury / Grand Sudbury, Ontario	54	0	6	0	4	0	64
Halifax, Nova Scotia	101	2	4	19	43	4	173
Hamilton, Ontario	276	0	3	27	70	1	377
Kingston, Ontario	62	1	4	14	27	0	108
Kitchener, Ontario	96	0	12	72	48	40	268
London, Ontario	179	0	1	50	332	2	564
Montréal, Quebec	619	0	35	5	1,037	130	1,826
Oshawa, Ontario	189	0	6	80	0	0	275
Ottawa-Gatineau, Ontario/Quebec	330	0	72	273	55	11	741
Ottawa-Gatineau, Ontario part, Ontario/Quebec	207	0	32	257	21	4	521
Ottawa-Gatineau, Quebec part, Ontario/Quebec	123	0	40	16	34	7	220
Québec, Quebec	196	2	20	5	85	9	317
Regina, Saskatchewan	77	0	0	0	4	0	81
Saguenay, Quebec	36	1	0	0	10	5	52
Saint John, New Brunswick	63	4	2	9	0	0	78
Saskatoon, Saskatchewan	107	0	6	0	0	0	113
Sherbrooke, Quebec	34	0	0	0	73	7	114
St. Catharines-Niagara, Ontario	107	0	6	17	80	1	211
St. John's, Newfoundland and Labrador	130	0	0	0	16	2	148
Thunder Bay, Ontario	20	0	0	0	0	0	20
Toronto, Ontario	1,382	0	141	195	1,117	24	2,859
Trois-Rivières, Quebec	37	0	8	0	56	5	106
Vancouver, British Columbia	377	0	28	224	1,154	25	1,808
Victoria, British Columbia	61	0	3	11	216	0	291
Windsor, Ontario	69	0	10	4	46	0	129
Winnipeg, Manitoba	184	0	1	63	75	0	323

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	326	0	0	38	373	1	738
Calgary, Alberta	7,438	0	688	971	4,095	57	13,249
Edmonton, Alberta	6,542	0	1,056	714	2,020	22	10,354
Greater Sudbury / Grand Sudbury, Ontario	326	1	6	0	10	0	343
Halifax, Nova Scotia	822	8	52	67	912	22	1,883
Hamilton, Ontario	1,072	0	116	570	191	53	2,002
Kingston, Ontario	376	5	22	59	129	11	602
Kitchener, Ontario	1,208	0	150	442	354	361	2,515
London, Ontario	1,472	0	37	370	1,002	97	2,978
Montréal, Quebec	5,638	1	459	424	7,546	989	15,057
Oshawa, Ontario	1,384	0	130	345	419	5	2,283
Ottawa-Gatineau, Ontario/Quebec	2,382	5	422	1,355	927	81	5,172
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,614	0	224	1,074	423	42	3,377
Ottawa-Gatineau, Quebec part, Ontario/Quebec	768	5	198	281	504	39	1,795
Québec, Quebec	1,699	4	279	209	1,034	123	3,348
Regina, Saskatchewan	493	0	12	81	32	0	618
Saguenay, Quebec	242	5	12	13	132	68	472
Saint John, New Brunswick	330	15	6	35	107	41	534
Saskatoon, Saskatchewan	629	0	46	15	112	23	825
Sherbrooke, Quebec	379	2	28	0	594	21	1,024
St. Catharines-Niagara, Ontario	654	0	55	120	206	9	1,044
St. John's, Newfoundland and Labrador	753	1	56	39	107	41	997
Thunder Bay, Ontario	111	0	0	4	0	2	117
Toronto, Ontario	9,475	0	1,451	3,139	8,209	374	22,648
Trois-Rivières, Quebec	236	0	28	38	274	57	633
Vancouver, British Columbia	3,902	0	227	2,157	6,862	204	13,352
Victoria, British Columbia	752	1	35	125	865	80	1,858
Windsor, Ontario	523	0	35	71	221	4	854
Winnipeg, Manitoba	1,345	0	25	129	958	3	2,460

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					
July r	3,662,951	370,416	1,199,629	529,767	5,762,763
August p	4,026,199	425,803	1,388,529	529,294	6,369,825
Cumulative Jan. - Aug. 2006	27,510,695	2,785,530	8,857,927	3,968,249	43,122,401
Cumulative Jan. - Aug. 2005	25,443,923	2,689,257	7,765,575	4,166,724	40,065,479
Newfoundland and Labrador					
July r	38,573	287	5,925	6,235	51,020
August p	38,262	30	14,371	1,846	54,509
Cumulative Jan. - Aug. 2006	233,449	9,733	56,522	22,627	322,331
Cumulative Jan. - Aug. 2005	227,001	39,741	64,452	12,657	343,851
Prince Edward Island					
July r	11,699	1,395	4,701	3,081	20,876
August p	13,715	10,986	349	179	25,229
Cumulative Jan. - Aug. 2006	86,484	17,293	28,841	13,348	145,966
Cumulative Jan. - Aug. 2005	86,174	26,109	55,924	6,369	174,576
Nova Scotia					
July r	57,303	2,315	37,487	767	97,872
August p	74,040	4,698	20,315	22,322	121,375
Cumulative Jan. - Aug. 2006	566,201	60,842	176,461	45,905	849,409
Cumulative Jan. - Aug. 2005	548,830	45,597	152,881	43,333	790,641
New Brunswick					
July r	46,887	2,662	20,145	13,435	83,129
August p	56,999	19,579	12,035	21,684	110,297
Cumulative Jan. - Aug. 2006	354,391	38,822	133,975	104,447	631,635
Cumulative Jan. - Aug. 2005	339,332	35,322	136,481	47,987	559,122
Quebec					
July r	583,424	76,724	183,464	88,730	932,342
August p	657,965	83,470	179,508	126,291	1,047,234
Cumulative Jan. - Aug. 2006	5,122,697	511,661	1,327,393	710,702	7,672,453
Cumulative Jan. - Aug. 2005	5,299,170	563,894	1,213,091	460,722	7,536,877
Ontario					
July r	1,318,554	165,850	391,295	185,547	2,061,246
August p	1,518,644	159,576	494,981	219,942	2,393,143
Cumulative Jan. - Aug. 2006	9,720,888	1,090,603	3,113,234	1,443,635	15,368,360
Cumulative Jan. - Aug. 2005	9,672,849	1,078,155	2,967,413	2,070,913	15,789,330
Manitoba					
July r	85,598	31,331	33,788	19,770	170,487
August p	80,498	12,972	15,693	5,317	114,480
Cumulative Jan. - Aug. 2006	575,920	71,632	181,735	98,002	927,289
Cumulative Jan. - Aug. 2005	456,872	38,516	189,336	78,599	763,323
Saskatchewan					
July r	37,149	10,544	32,007	57,364	137,064
August p	46,830	11,757	18,445	11,541	88,573
Cumulative Jan. - Aug. 2006	305,483	51,582	188,905	194,924	740,894
Cumulative Jan. - Aug. 2005	273,119	55,038	169,343	93,041	590,541
Alberta					
July r	838,146	55,119	241,495	69,308	1,204,068
August p	824,095	83,631	409,493	45,776	1,362,995
Cumulative Jan. - Aug. 2006	5,539,216	703,362	2,084,106	544,499	8,871,183
Cumulative Jan. - Aug. 2005	3,999,657	565,271	1,445,070	637,432	6,647,430
British Columbia					
July r	639,503	23,907	246,698	74,125	984,233
August p	709,065	38,844	214,535	73,962	1,036,406
Cumulative Jan. - Aug. 2006	4,952,786	228,216	1,526,726	754,983	7,462,711
Cumulative Jan. - Aug. 2005	4,484,828	231,025	1,336,964	710,555	6,763,372

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					
July ^r	3,373	180	2,163	243	5,959
August ^p	2,584	259	4,859	434	8,136
Cumulative Jan. - Aug. 2006	23,633	640	21,082	23,646	69,001
Cumulative Jan. - Aug. 2005	25,949	2,501	5,226	3,990	37,666
Northwest Territories					
July ^r	2,058	100	386	162	2,706
August ^p	2,425	0	1,928	0	4,353
Cumulative Jan. - Aug. 2006	12,573	895	7,239	531	21,238
Cumulative Jan. - Aug. 2005	23,530	7,151	28,709	1,122	60,512
Nunavut					
July ^r	684	2	75	11,000	11,761
August ^p	1,077	1	2,017	0	3,095
Cumulative Jan. - Aug. 2006	16,974	249	11,708	11,000	39,931
Cumulative Jan. - Aug. 2005	6,612	937	685	4	8,238

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	12,430	1,063	939	0	14,432
Calgary, Alberta	240,101	11,337	243,559	20,883	515,880
Edmonton, Alberta	281,804	27,723	77,519	10,073	397,119
Greater Sudbury / Grand Sudbury, Ontario	12,870	3,901	2,282	17,048	36,101
Halifax, Nova Scotia	31,529	1,464	11,304	4,853	49,150
Hamilton, Ontario	84,588	4,329	7,804	13,538	110,259
Kingston, Ontario	14,899	1,727	3,888	349	20,863
Kitchener, Ontario	40,176	4,624	15,511	1,362	61,673
London, Ontario	77,692	3,834	7,776	6,883	96,185
Montréal, Quebec	300,833	22,117	89,238	66,221	478,409
Oshawa, Ontario	52,272	6,432	1,996	1,645	62,345
Ottawa-Gatineau, Ontario/Quebec	118,464	2,326	79,133	27,888	227,811
Ottawa-Gatineau, Ontario part, Ontario/Quebec	83,053	1,740	75,869	27,299	187,961
Ottawa-Gatineau, Quebec part, Ontario/Quebec	35,411	586	3,264	589	39,850
Québec, Quebec	54,090	8,683	35,765	7,220	105,758
Regina, Saskatchewan	12,846	170	6,696	2,191	21,903
Saguenay, Quebec	9,476	10,557	5,520	110	25,663
Saint John, New Brunswick	13,257	14,043	1,220	658	29,178
Saskatoon, Saskatchewan	15,808	6,660	7,661	5,884	36,013
Sherbrooke, Quebec	15,440	421	1,396	1,166	18,423
St. Catharines-Niagara, Ontario	41,453	4,794	5,844	37,203	89,294
St. John's, Newfoundland and Labrador	24,389	0	8,767	881	34,037
Thunder Bay, Ontario	4,162	0	3,017	8,550	15,729
Toronto, Ontario	714,070	77,231	235,626	45,491	1,072,418
Trois-Rivières, Quebec	14,055	13,595	6,431	5,735	39,816
Vancouver, British Columbia	351,512	19,100	174,848	66,001	611,461
Victoria, British Columbia	62,880	894	2,692	1,167	67,633
Windsor, Ontario	22,783	346	4,161	11,621	38,911
Winnipeg, Manitoba	48,581	5,713	9,712	4,782	68,788

Table 12

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	93,105	26,645	31,778	102,739	254,267
Calgary, Alberta	2,079,217	101,452	962,805	320,126	3,463,600
Edmonton, Alberta	1,674,551	109,388	391,131	87,506	2,262,576
Greater Sudbury / Grand Sudbury, Ontario	65,134	14,831	27,352	35,822	143,139
Halifax, Nova Scotia	280,623	36,164	107,260	9,266	433,313
Hamilton, Ontario	384,373	29,957	85,665	82,093	582,088
Kingston, Ontario	94,824	11,705	41,594	32,419	180,542
Kitchener, Ontario	391,377	38,887	134,212	66,268	630,744
London, Ontario	440,636	24,149	94,962	63,787	623,534
Montréal, Quebec	2,450,605	232,044	746,804	379,183	3,808,636
Oshawa, Ontario	429,123	79,779	62,266	26,281	597,449
Ottawa-Gatineau, Ontario/Quebec	801,920	14,487	369,233	272,582	1,458,222
Ottawa-Gatineau, Ontario part, Ontario/Quebec	560,503	10,169	331,897	244,066	1,146,635
Ottawa-Gatineau, Quebec part, Ontario/Quebec	241,417	4,318	37,336	28,516	311,587
Québec, Quebec	485,763	31,523	184,770	70,193	772,249
Regina, Saskatchewan	98,178	10,558	43,722	58,645	211,103
Saguenay, Quebec	71,006	25,353	17,127	22,978	136,464
Saint John, New Brunswick	70,722	18,419	17,231	13,407	119,779
Saskatoon, Saskatchewan	112,194	24,992	88,956	72,476	298,618
Sherbrooke, Quebec	126,569	7,007	25,056	20,841	179,473
St. Catharines-Niagara, Ontario	215,298	38,148	67,624	59,348	380,418
St. John's, Newfoundland and Labrador	156,494	4,237	39,075	13,768	213,574
Thunder Bay, Ontario	24,310	5,629	17,035	14,089	61,063
Toronto, Ontario	4,684,395	443,743	1,551,726	370,042	7,049,906
Trois-Rivières, Quebec	84,270	26,923	36,045	15,318	162,556
Vancouver, British Columbia	2,641,258	94,861	982,163	391,600	4,109,882
Victoria, British Columbia	387,815	10,775	86,600	51,100	536,290
Windsor, Ontario	173,573	57,228	25,305	79,019	335,125
Winnipeg, Manitoba	353,112	33,814	118,835	90,117	595,878

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	2,343,626	16,247	11,514	47,335	53,298	389,269	874,499
Industrial	425,803	30	10,986	4,698	19,579	83,470	159,576
Factories, plants	248,553	0	0	0	1,709	44,625	108,116
Transportation, utilities	75,824	0	9,914	3,781	15,307	12,490	10,285
Mining and agriculture	32,268	0	0	0	750	11,840	11,218
Minor industrial projects, new and improvements ¹	69,158	30	1,072	917	1,813	14,515	29,957
Commercial	1,388,529	14,371	349	20,315	12,035	179,508	494,981
Trade and services	283,318	8,694	0	2,716	2,870	56,423	87,493
Warehouses	186,983	955	0	420	2,810	30,100	37,188
Service stations	19,361	0	0	0	800	3,540	2,612
Office buildings	507,953	1,950	0	9,658	1,485	25,891	193,552
Recreation	118,250	0	0	0	0	18,850	53,190
Hotels, restaurants	105,298	850	0	2,577	360	11,684	55,445
Laboratories	6,570	0	0	0	0	1,105	1,300
Minor commercial projects, new and improvements ¹	160,796	1,922	349	4,944	3,710	31,915	64,201
Institutional and governmental	529,294	1,846	179	22,322	21,684	126,291	219,942
Schools, education	223,227	270	0	19,323	3,220	41,859	93,826
Hospitals, medical	60,694	0	0	750	895	34,491	13,733
Welfare, home	105,574	400	0	896	16,150	31,464	47,581
Churches, religion	22,005	0	0	0	0	1,227	10,894
Government buildings	74,612	479	0	0	625	7,434	29,970
Minor institutional and governmental projects, new and improvements ¹	43,182	697	179	1,353	794	9,816	23,938
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	33,982	41,743	538,900	327,341	5,552	1,928	2,018
Industrial	12,972	11,757	83,631	38,844	259	0	1
Factories, plants	5,278	8,947	59,212	20,666	0	0	0
Transportation, utilities	4,224	970	12,024	6,829	0	0	0
Mining and agriculture	1,600	0	3,215	3,645	0	0	0
Minor industrial projects, new and improvements ¹	1,870	1,840	9,180	7,704	259	0	1
Commercial	15,693	18,445	409,493	214,535	4,859	1,928	2,017
Trade and services	3,052	7,713	32,997	78,499	1,460	1,401	0
Warehouses	950	3,360	74,117	37,083	0	0	0
Service stations	0	560	10,999	850	0	0	0
Office buildings	2,515	2,578	212,720	54,785	2,819	0	0
Recreation	0	0	32,363	13,847	0	0	0
Hotels, restaurants	2,359	1,642	24,377	4,004	0	0	2,000
Laboratories	0	0	1,725	2,440	0	0	0
Minor commercial projects, new and improvements ¹	6,817	2,592	20,195	23,027	580	527	17
Institutional and governmental	5,317	11,541	45,776	73,962	434	0	0
Schools, education	2,438	6,111	22,962	33,218	0	0	0
Hospitals, medical	300	0	3,627	6,605	293	0	0
Welfare, home	280	2,944	275	5,584	0	0	0
Churches, religion	0	1,180	8,324	380	0	0	0
Government buildings	730	551	8,908	25,915	0	0	0
Minor institutional and governmental projects, new and improvements ¹	1,569	755	1,680	2,260	141	0	0

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

Description - Monthly survey of building permits

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

Data source and methodology

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

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

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

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

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

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

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

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

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

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

Revisions due to the correction of coding errors

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

Revisions due to the addition of late reports

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

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

Concepts and variables measured

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

The classification used in this publication deals strictly with structures for which a building permit was issued. Permits are generally issued for the following: construction of new buildings, alterations, additions, renovations, etc. Minor repair jobs such as painting, tiling, roofing, etc., for which no permit is required, and engineering work (such as dams, roads, pipelines, etc.), which, by definition, is not a building, are not included in the building permit series. Estimates of such work may be obtained 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