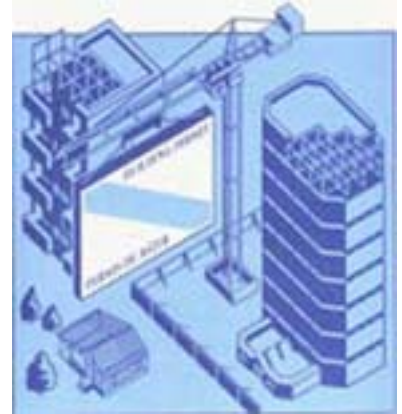




Catalogue no. 64-001-XIE

Building Permits

September 2006



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building Permits

September 2006

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November 2006

Catalogue no. 64-001-XIE, Vol. 50, No. 9

ISSN 1480-7475

Frequency: Monthly

Ottawa

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

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

Acknowledgements

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Important notice

Changes in boundaries, status or names of geographical entities that occurred before January 2006, are reflected in this publication. These geographical changes may be obtained by writing to:

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Table of contents

Highlights	5
Analysis – September 2006	6
Residential: Single- and multi-family permits both slip	6
Construction intentions strong, stable in non-residential sector	7
Metropolitan areas: new annual record for Calgary	7
Related products	12
Statistical tables	
1 Total value of building permits, provinces and territories, seasonally adjusted	15
2 Non-residential value of building permits, provinces and territories, seasonally adjusted	15
3 Residential value of building permits, provinces and territories, seasonally adjusted	16
4 Number of dwelling units authorized, province and territories, seasonally adjusted at annual rate	16
5 Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2006	17
6 Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2006	19
7 Dwelling units, provinces and territories, unadjusted, 2006	22
8 Dwelling units, census metropolitan areas, unadjusted, September 2006	24
9 Dwelling units, census metropolitan areas, unadjusted, cumulative, January - September 2006	25
10 Value of residential and non-residential building permits, provinces and territories, unadjusted, 2006	26
11 Value of residential and non-residential building permits, census metropolitan areas, unadjusted, September 2006	28
12 Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January - September 2006	29
13 Value of the non-residential permits by type of building, provinces and territories, September 2006	30
Data quality, concepts and methodology	
Description - Monthly survey of building permits	31
Data source and methodology	32
Concepts and variables measured	34
Building categories	35
Data accuracy	37
Comparability of data and related sources	38

Table of contents – continued

Appendix

I	Geographical abbreviations	39
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Charts

1.	Total value of building permits	8
2.	Residential value of building permits - Total	9
3.	Number of dwelling units - Single and multiple	9
4.	Non residential value of building permits - Total	10
5.	Commercial value of building permits	10
6.	Industrial value of building permits	11
7.	Institutional and governmental value of building permits	11

Highlights

- Construction intentions slipped in September, but they were still at their third highest monthly level ever, thanks in part to another record high for building permits in Alberta.

Analysis – September 2006

Construction intentions slipped in September, but they were still at their third highest monthly level ever, thanks in part to another record high for building permits in Alberta.

Builders took out \$5.7 billion worth of permits, down 2.5% from August. The decline occurred mostly in the residential sector, as intentions in the non-residential sector remained virtually unchanged.

September's total was just below the \$5.8 billion worth of permits issued in August, which was the second highest level on record. The record high occurred in December 2005.

In the housing sector, municipalities issued \$3.5 billion worth of permits in September, down 3.8% from August. Intentions fell in both single- and multi-family components.

In the non-residential sector, the value of permits slipped a marginal 0.3% to \$2.2 billion. A loss in the commercial component offset gains in the institutional and industrial components.

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).

Provincially, the value of building permits fell in six provinces, with the biggest declines in terms of dollars in Ontario and British Columbia. The value of permits in the three Prairie provinces and in Prince Edward Island advanced in September.

The largest gain (in dollars) occurred in Alberta, where municipalities approved \$1.3 billion worth of permits in September, another record high. This was due to strong construction intentions in both the residential and non-residential sectors. After only nine months, Calgary has already set a record annual high for building permits.

Despite the declines in September, construction intentions in both sectors remained healthy. The value of residential permits increased 8.1% in the third quarter from the second quarter. In the non-residential sector, the value of permits was up 3.1%, the seventh increase in the past eight quarters.

Residential: Single- and multi-family permits both slip

Construction intentions for both single- and multi-family components declined in September, halting a series of monthly gains in each component.

The value of single-family permits totaled \$2.3 billion, down 3.1% from August. This decrease followed three consecutive monthly increases. Permits for multi-family dwellings retreated 5.1% to \$1.2 billion after two monthly gains.

The largest decline in the housing sector among provinces came largely from Ontario (-11.2% to \$1.2 billion), in the wake of drops in both the single- and multi-family components. Gains in the three westernmost provinces and in Nova Scotia failed to offset the overall retreat.

However, the demand for both single- and multi-family units has been on an upward trend in recent months.

The housing sector continues to benefit from advantageous mortgage rates, an upward trend in full-time employment and strong consumer confidence. The big demand for housing in Western Canada has also been a major factor.

On a year-to-date basis, municipal authorities approved 175,350 new dwellings units between January and September, up 1.9% from the same nine-month period in 2005. Approvals for new single-family dwellings rose by 1.9% and new multi-family units by 1.8%.

Construction intentions strong, stable in non-residential sector

Although there has been little growth since May, the monthly value of non-residential permits has been strong (around \$2.2 billion), except for July when the value declined to \$1.9 billion.

In the industrial component, intentions rose 3.2% to \$457 million, a fifth increase over the last six months. This was the result of gains in intentions for utility buildings in seven provinces. Prince Edward Island recorded the highest increase (in dollars), a record level for this component.

The value of industrial permits has been on an upward trend since January 2006.

Institutional intentions rose 23.7% in September to \$641 million, a third consecutive monthly increase. Higher construction intentions for government administrative and medical buildings contributed to this gain. The value of institutional permits has been on an upward trend since April 2006.

Alberta had the strongest monthly increase in this component as the value of institutional permits hit \$214 million, the third highest level on record. In contrast, Ontario posted the largest drop in dollars (-18.6% to \$188 million), following a strong monthly gain in August.

In the commercial component, the value of building permits fell 11.6% to \$1.1 billion in September, following a 12.4% gain the month before. A decline in the value of permits for office buildings in Alberta and Ontario was behind the drop. In both provinces, construction intentions for office buildings were very high in August.

Despite this decline, the commercial component has been on an upward trend since October 2005.

Several factors have served to maintain a fertile environment for non-residential construction intentions. These include strength in retail sales; lower vacancy rates for office buildings in the past few quarters; favourable interest rates; and record profits posted by large corporations.

In contrast, manufacturers are expecting tougher times ahead, according to the latest Business Conditions Survey.

Provincially, the biggest gain occurred in Alberta, where non-residential permits rose 14.9% to \$570 million. In contrast, the largest drop (in dollars) in the non-residential sector occurred in British Columbia, where both commercial and institutional sectors recorded huge declines.

However, in British Columbia, for the first nine months of 2006, the value of non-residential permits has increased 9.4% compared to the same period last year.

At the national level, the cumulative value of non-residential permits was up 9.5% from the first nine months of 2005.

Metropolitan areas: new annual record for Calgary

With three months of data in 2006 still to be compiled, the total value of building permits issued for Calgary (\$4.0 billion) has already surpassed the previous annual record of \$3.9 billion set in 2005. Strong gains in both

residential and non-residential buildings led to this new mark. The cumulative value was 42.0% higher than the total for January-to-September 2005.

The second largest gain (in dollars) was recorded in Edmonton, where a huge demand for housing considerably boosted the overall value of permits (+26.4%).

Vancouver, Toronto and Winnipeg also showed important growth. In contrast, the largest declines have occurred in Ottawa and Hamilton, where both residential and non-residential permits are down.

Chart 1
Total value of building permits

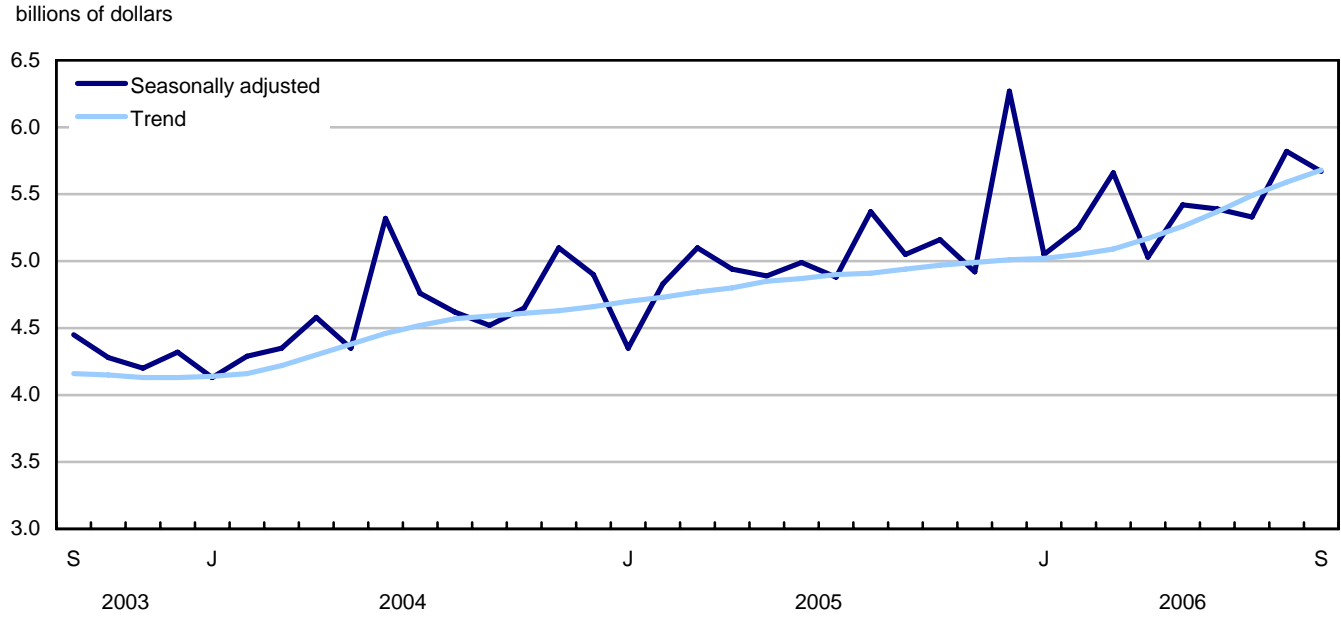


Chart 2
Residential value of building permits - Total

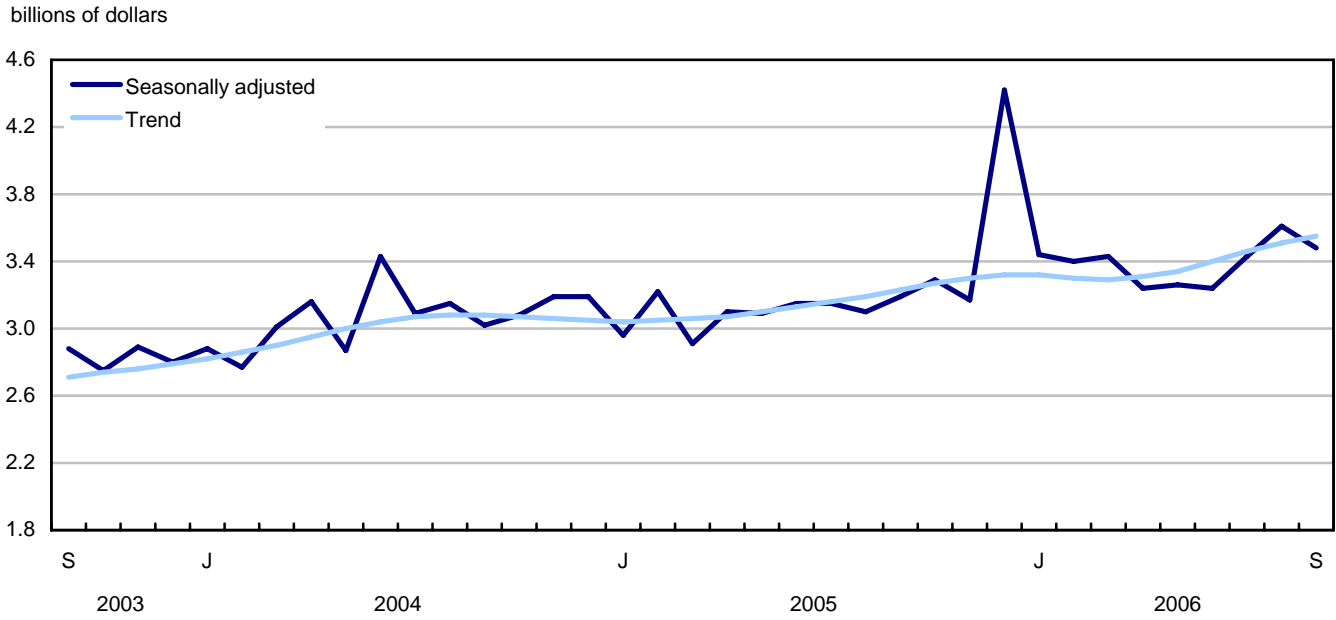


Chart 3
Number of dwelling units - Single and multiple

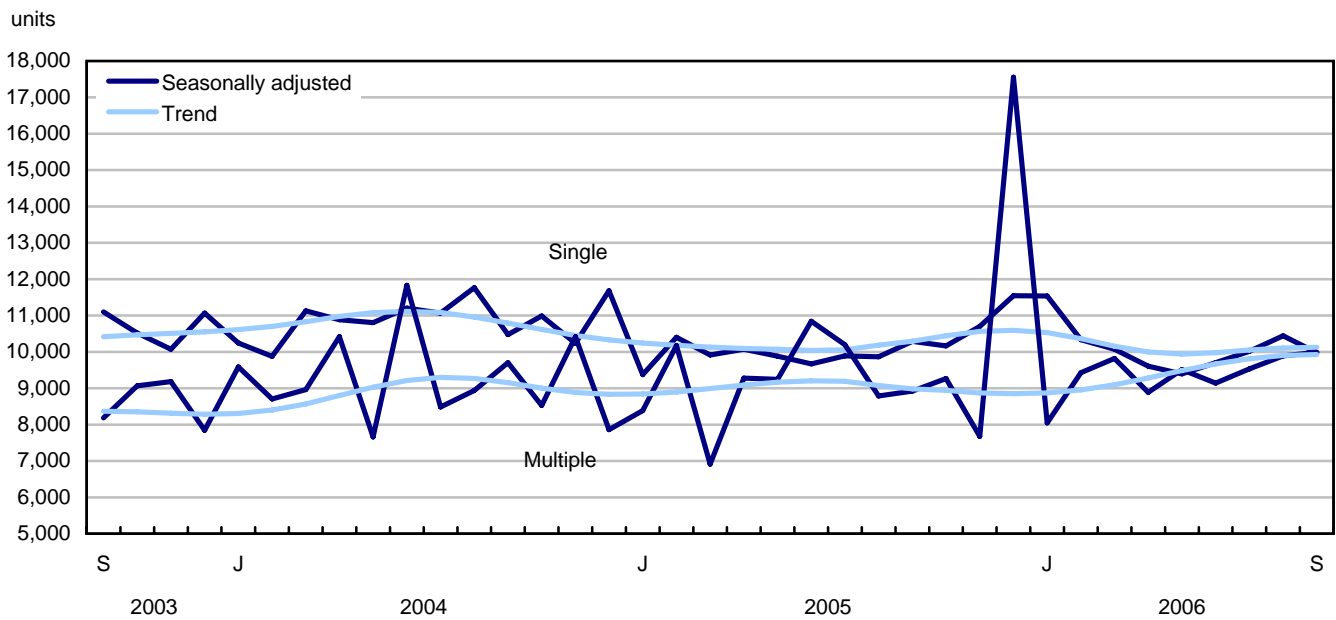


Chart 4
Non residential value of building permits - Total

billions of dollars

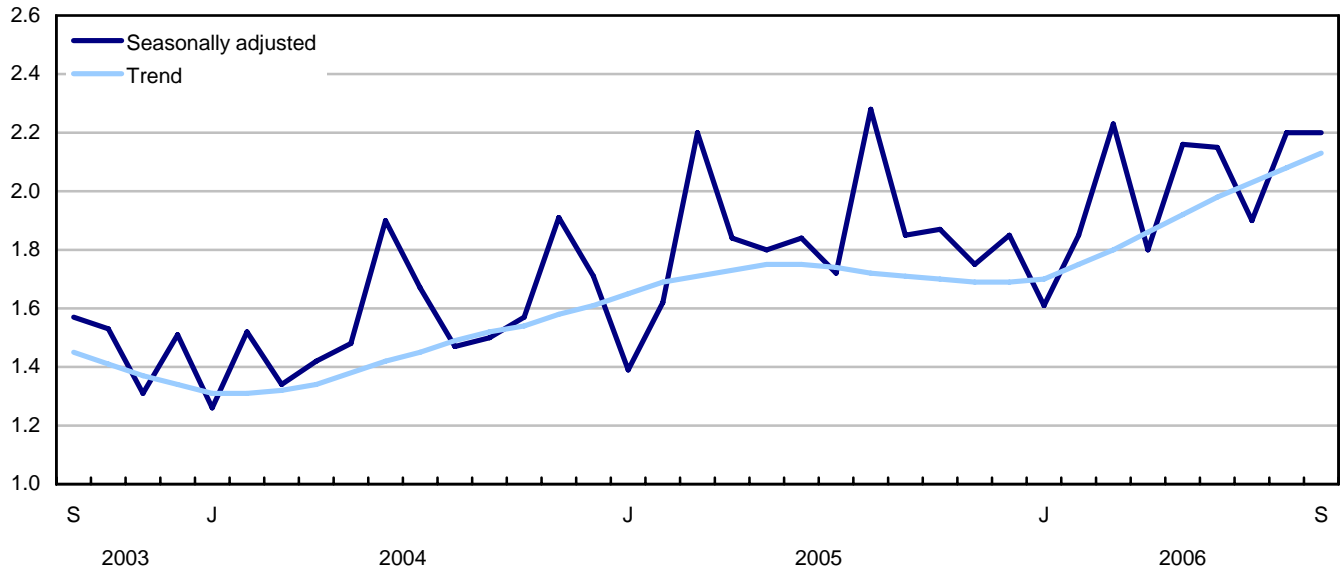


Chart 5
Commercial value of building permits

millions of dollars

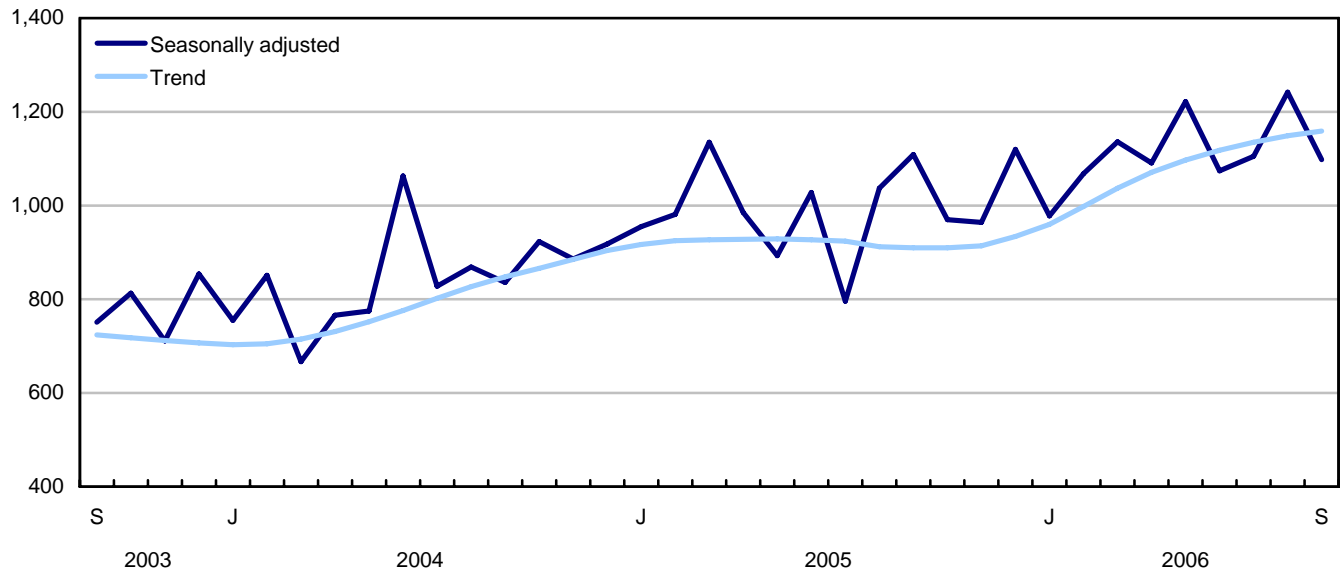


Chart 6
Industrial value of building permits

millions of dollars

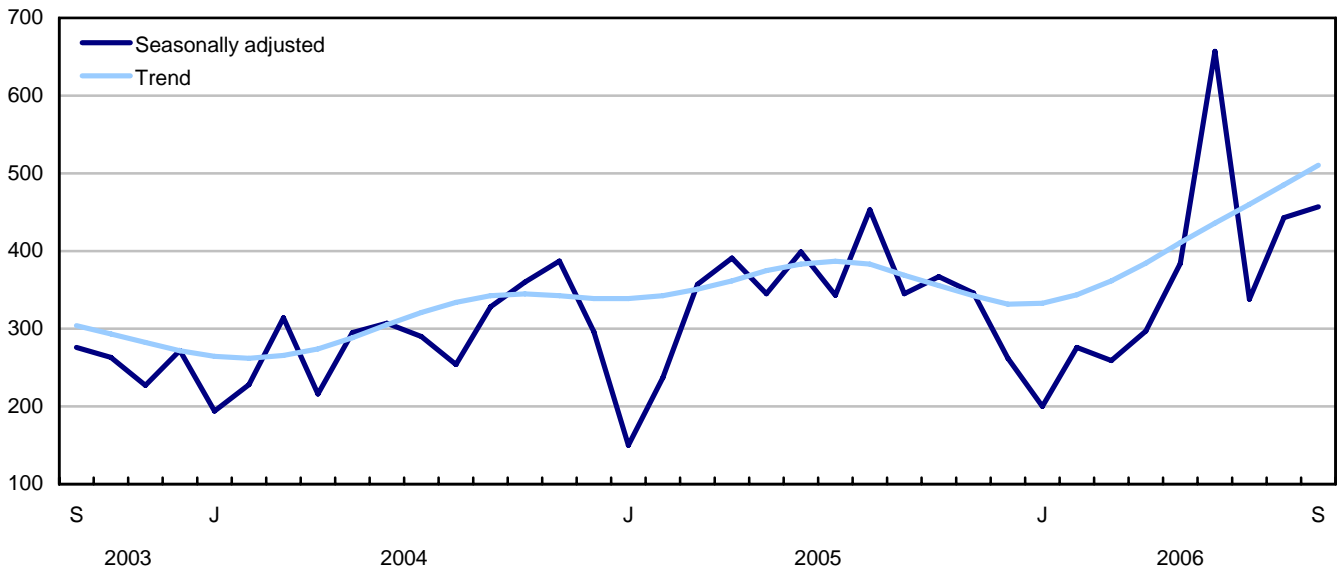
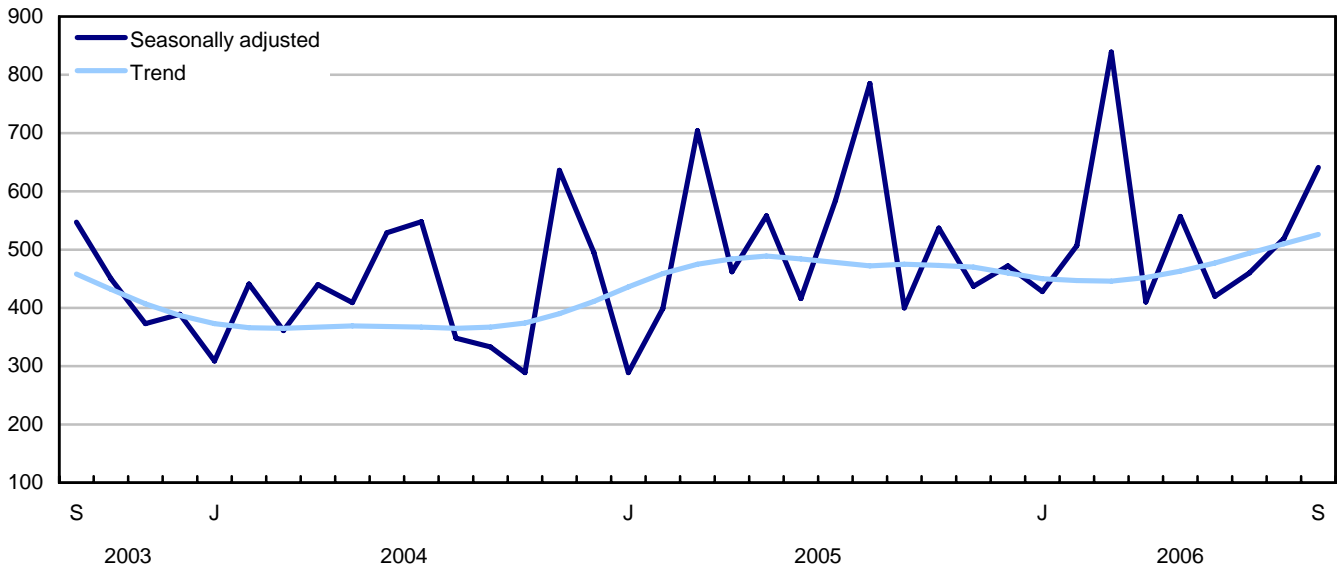


Chart 7
Institutional and governmental value of building permits

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
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Selected tables of Canadian statistics from Statistics Canada

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

Statistical tables

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

	2006 September ^p	2006 August ^r	September to August	August to July	July to June	June to May	May to April	April to March
	thousands of dollars		percentage change					
Canada	5,672,428	5,817,557	-2.5	9.1	-1.0	-0.5	7.7	-11.1
Newfoundland and Labrador	40,737	48,661	-16.3	11.5	17.2	-13.0	-22.7	112.7
Prince Edward Island	63,722	22,268	186.2	18.7	-6.5	33.2	-32.0	-4.7
Nova Scotia	95,270	109,848	-13.3	26.1	-28.7	-3.0	43.7	-30.0
New Brunswick	66,347	96,610	-31.3	28.0	-11.1	15.8	-4.2	23.4
Quebec	985,226	1,004,913	-2.0	0.8	5.2	-3.1	5.3	0.6
Ontario	1,948,125	2,127,524	-8.4	19.7	-2.3	-9.4	5.8	-0.8
Manitoba	130,116	99,459	30.8	-34.5	46.7	-11.1	6.4	10.0
Saskatchewan	131,021	87,488	49.8	-34.2	49.2	-13.6	15.2	11.8
Alberta	1,310,868	1,233,026	6.3	9.8	-7.7	25.2	4.1	-24.0
British Columbia	893,248	965,282	-7.5	6.3	-1.8	-4.7	17.2	-27.8
Yukon Territory	3,480	9,786	-64.4	94.6	-20.9	-57.7	236.4	-84.2
Northwest Territories	3,008	8,624	-65.1	218.7	-66.5	448.8	-24.8	0.4
Nunavut	1,260	4,068	-69.0	-65.4	-10.8	540.2	191.4	-92.2

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

	2006 September ^p	2006 August ^r	September to August	August to July	July to June	June to May	May to April	April to March
	thousands of dollars		percentage change					
Canada	2,196,674	2,203,386	-0.3	15.7	-11.5	-0.5	20.3	-19.5
Newfoundland and Labrador	19,424	18,283	6.2	45.6	9.5	-30.1	-29.4	381.9
Prince Edward Island	53,702	11,514	366.4	25.5	31.0	-1.3	-42.0	66.6
Nova Scotia	28,208	47,335	-40.4	16.7	-24.1	24.1	77.6	-21.3
New Brunswick	31,272	53,298	-41.3	47.1	-17.4	128.7	-43.4	166.2
Quebec	344,836	353,750	-2.5	6.7	1.2	4.2	3.5	2.2
Ontario	774,357	806,118	-3.9	37.2	-18.5	-13.9	9.8	-10.4
Manitoba	63,808	32,567	95.9	-59.9	147.9	-38.0	53.4	-19.2
Saskatchewan	83,085	49,129	69.1	-51.7	100.4	-23.4	20.7	25.2
Alberta	569,808	495,831	14.9	36.4	-40.4	47.7	32.1	-36.5
British Columbia	226,181	320,346	-29.4	-1.5	14.6	-25.4	62.6	-44.2
Yukon Territory	1,191	7,444	-84.0	187.9	-8.2	-73.9	2,952.4	-98.5
Northwest Territories	792	5,753	-86.2	787.8	-83.8	560.2	-24.8	987.8
Nunavut	10	2,018	-99.5	-81.8	392.5	56,125.0	...	-100.0

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

	2006 September ^p	2006 August ^r	September to August	August to July	July to June	June to May	May to April	April to March
	thousands of dollars		percentage change					
Canada	3,475,754	3,614,171	-3.8	5.4	5.9	-0.6	0.7	-5.7
Newfoundland and Labrador	21,313	30,378	-29.8	-2.3	20.6	-2.4	-17.9	51.6
Prince Edward Island	10,020	10,754	-6.8	12.3	-26.6	63.8	-19.6	-37.6
Nova Scotia	67,062	62,513	7.3	34.4	-32.3	-17.0	30.8	-32.8
New Brunswick	35,075	43,312	-19.0	10.5	-4.4	-24.2	27.1	-13.6
Quebec	640,390	651,163	-1.7	-2.1	7.4	-6.6	6.2	-0.2
Ontario	1,173,768	1,321,406	-11.2	11.0	8.4	-6.1	3.1	7.0
Manitoba	66,308	66,892	-0.9	-5.3	-0.1	11.2	-15.3	31.9
Saskatchewan	47,936	38,359	25.0	22.7	-18.5	3.9	6.5	-4.3
Alberta	741,060	737,195	0.5	-2.9	25.3	8.6	-10.1	-15.6
British Columbia	667,067	644,936	3.4	10.7	-9.1	8.7	-0.7	-18.4
Yukon Territory	2,289	2,342	-2.3	-4.1	-31.1	-17.2	3.8	-21.5
Northwest Territories	2,216	2,871	-22.8	39.5	-49.7	371.2	-24.8	-38.5
Nunavut	1,250	2,050	-39.0	199.7	-93.7	432.1	190.8	-53.2

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

	2006 September ^p	2006 August ^r	September to August	August to July	July to June	June to May	May to April	April to March
	units		percentage change					
Canada	239,604	244,008	-1.8	4.0	3.8	-0.3	2.2	-7.0
Newfoundland and Labrador	1,524	2,340	-34.9	1.6	20.8	-8.6	-11.7	34.0
Prince Edward Island	924	996	-7.2	38.3	-40.0	78.6	-30.0	-15.8
Nova Scotia	6,276	4,704	33.4	33.3	-39.9	-19.8	39.3	-32.5
New Brunswick	3,324	4,392	-24.3	14.0	-10.1	-38.6	61.4	-13.5
Quebec	47,388	50,196	-5.6	4.1	0.1	-0.9	6.9	-1.5
Ontario	72,240	76,752	-5.9	3.4	11.4	-7.4	6.5	-2.5
Manitoba	5,208	5,232	-0.5	-2.2	1.8	5.3	-24.1	44.6
Saskatchewan	4,800	2,928	63.9	38.6	-30.2	20.0	-13.6	-4.0
Alberta	57,696	54,444	6.0	-7.1	22.3	16.0	-18.6	-5.5
British Columbia	39,912	41,652	-4.2	17.6	-13.8	2.6	13.1	-22.3
Yukon Territory	156	168	-7.1	-17.6	-22.7	-12.0	4.2	-41.5
Northwest Territories	84	108	-22.2	125.0	-63.6	450.0	-66.7	-66.7
Nunavut	72	96	-25.0	166.7	-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									
August ^r	10,444	9,890	20,334	3,614,171	442,596	1,242,179	518,611	2,203,386	5,817,557
September ^p	9,978	9,989	19,967	3,475,754	456,781	1,098,442	641,451	2,196,674	5,672,428
Cumulative Jan. - Sept. 2006	91,093	84,256	175,349	30,522,205	3,310,908	10,015,136	4,780,286	18,106,330	48,628,535
Cumulative Jan. - Sept. 2005	89,369	82,754	172,123	27,865,896	3,019,861	8,919,909	4,596,259	16,536,029	44,401,925
Newfoundland and Labrador									
August ^r	174	21	195	30,378	30	16,407	1,846	18,283	48,661
September ^p	99	28	127	21,313	2,176	13,291	3,957	19,424	40,737
Cumulative Jan. - Sept. 2006	1,295	335	1,630	254,955	11,909	91,725	26,584	130,218	385,173
Cumulative Jan. - Sept. 2005	1,354	331	1,685	250,759	40,525	83,247	14,793	138,565	389,324
Prince Edward Island									
August ^r	76	7	83	10,754	10,986	349	179	11,514	22,268
September ^p	67	10	77	10,020	50,804	1,598	1,300	53,702	63,722
Cumulative Jan. - Sept. 2006	556	155	711	96,518	68,097	30,439	14,648	113,184	209,702
Cumulative Jan. - Sept. 2005	525	144	669	92,456	26,677	64,670	6,747	98,094	190,550
Nova Scotia									
August ^r	231	161	392	62,513	4,698	20,315	22,322	47,335	109,848
September ^p	225	298	523	67,062	9,509	17,685	1,014	28,208	95,270
Cumulative Jan. - Sept. 2006	2,403	1,884	4,287	634,324	70,351	194,146	46,919	311,416	945,740
Cumulative Jan. - Sept. 2005	2,416	1,472	3,888	578,353	55,071	191,896	46,350	293,317	871,670
New Brunswick									
August ^r	224	142	366	43,312	19,579	12,035	21,684	53,298	96,610
September ^p	172	105	277	35,075	3,003	17,116	11,153	31,272	66,347
Cumulative Jan. - Sept. 2006	1,975	1,253	3,228	386,718	41,825	151,091	115,600	308,516	695,234
Cumulative Jan. - Sept. 2005	2,066	973	3,039	361,599	49,642	158,000	61,870	269,512	631,111
Quebec									
August ^r	1,948	2,235	4,183	651,163	83,101	170,696	99,953	353,750	1,004,913
September ^p	1,797	2,152	3,949	640,390	69,827	177,738	97,271	344,836	985,226
Cumulative Jan. - Sept. 2006	16,302	19,756	36,058	5,707,982	581,119	1,559,441	853,031	2,993,591	8,701,573
Cumulative Jan. - Sept. 2005	18,317	21,893	40,210	5,989,554	631,005	1,418,110	516,869	2,565,984	8,555,538
Ontario									
August ^r	3,587	2,809	6,396	1,321,406	169,520	406,120	230,478	806,118	2,127,524
September ^p	3,334	2,686	6,020	1,173,768	193,594	393,251	187,512	774,357	1,948,125
Cumulative Jan. - Sept. 2006	29,175	25,560	54,735	10,738,201	1,345,945	3,537,222	1,751,556	6,634,723	17,372,924
Cumulative Jan. - Sept. 2005	30,831	27,554	58,385	10,525,377	1,198,650	3,519,245	2,272,713	6,990,608	17,515,985
Manitoba									
August ^r	283	153	436	66,892	12,920	13,516	6,131	32,567	99,459
September ^p	276	158	434	66,308	21,510	25,706	16,592	63,808	130,116
Cumulative Jan. - Sept. 2006	2,627	1,538	4,165	617,437	93,090	224,003	115,408	432,501	1,049,938
Cumulative Jan. - Sept. 2005	2,662	552	3,214	487,931	47,291	210,077	84,677	342,045	829,976
Saskatchewan									
August ^r	224	20	244	38,359	18,795	18,803	11,531	49,129	87,488
September ^p	226	174	400	47,936	4,814	22,642	55,629	83,085	131,021
Cumulative Jan. - Sept. 2006	1,699	572	2,271	339,607	63,434	218,177	250,543	532,154	871,761
Cumulative Jan. - Sept. 2005	1,337	820	2,157	275,917	59,190	171,545	127,055	357,790	633,707
Alberta									
August ^r	2,573	1,964	4,537	737,195	83,806	366,549	45,476	495,831	1,233,026
September ^p	2,622	2,186	4,808	741,060	58,212	297,635	213,961	569,808	1,310,868
Cumulative Jan. - Sept. 2006	23,733	15,652	39,385	6,155,364	761,749	2,324,088	758,160	3,843,997	9,999,361
Cumulative Jan. - Sept. 2005	19,074	12,249	31,323	4,307,768	653,363	1,595,048	690,239	2,938,650	7,246,418

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									
August ^r	1,099	2,372	3,471	644,936	38,862	207,557	73,927	320,346	965,282
September ^p	1,143	2,183	3,326	667,067	43,332	130,419	52,430	226,181	893,248
Cumulative Jan. - Sept. 2006	11,093	17,462	28,555	5,527,733	271,566	1,642,386	807,378	2,721,330	8,249,063
Cumulative Jan. - Sept. 2005	10,487	16,618	27,105	4,925,626	247,434	1,470,317	769,315	2,487,066	7,412,692
Yukon Territory									
August ^r	12	2	14	2,342	299	5,861	1,284	7,444	9,786
September ^p	9	4	13	2,289	0	961	230	1,191	3,480
Cumulative Jan. - Sept. 2006	165	21	186	28,934	680	23,045	24,726	48,451	77,385
Cumulative Jan. - Sept. 2005	206	50	256	36,676	2,925	6,933	4,505	14,363	51,039
Northwest Territories									
August ^r	9	0	9	2,871	0	1,953	3,800	5,753	8,624
September ^p	4	3	7	2,216	0	400	392	792	3,008
Cumulative Jan. - Sept. 2006	54	9	63	15,235	895	7,664	4,723	13,282	28,517
Cumulative Jan. - Sept. 2005	87	52	139	25,797	7,151	29,936	1,122	38,209	64,006
Nunavut									
August ^r	4	4	8	2,050	0	2,018	0	2,018	4,068
September ^p	4	2	6	1,250	0	0	10	10	1,260
Cumulative Jan. - Sept. 2006	16	59	75	19,197	248	11,709	11,010	22,967	42,164
Cumulative Jan. - Sept. 2005	7	46	53	8,083	937	885	4	1,826	9,909

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					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Abbotsford, British Columbia									
August ^r	52	8	60	11,910	1,063	973	0	2,036	13,946
September ^p	47	131	178	28,530	891	377	407	1,675	30,205
Cumulative Jan. - Sept. 2006	361	580	941	121,444	27,536	27,270	103,146	157,952	279,396
Cumulative Jan. - Sept. 2005	449	479	928	127,881	28,074	20,353	55,660	104,087	231,968
Calgary, Alberta									
August ^r	798	547	1,345	226,163	11,337	221,832	20,883	254,052	480,215
September ^p	800	1,348	2,148	287,594	20,115	140,168	178,163	338,446	626,040
Cumulative Jan. - Sept. 2006	8,211	6,677	14,888	2,333,063	121,567	1,028,669	498,289	1,648,525	3,981,588
Cumulative Jan. - Sept. 2005	6,923	4,339	11,262	1,650,717	129,002	665,838	357,520	1,152,360	2,803,077
Edmonton, Alberta									
August ^r	846	654	1,500	266,517	27,723	70,604	10,073	108,400	374,917
September ^p	835	509	1,344	234,192	23,195	73,299	22,868	119,362	353,554
Cumulative Jan. - Sept. 2006	7,219	4,174	11,393	1,870,522	132,583	447,418	110,374	690,375	2,560,897
Cumulative Jan. - Sept. 2005	5,959	5,071	11,030	1,368,890	107,687	353,650	195,499	656,836	2,025,726
Greater Sudbury / Grand Sudbury, Ontario									
August ^r	50	9	59	11,552	4,565	1,909	18,028	24,502	36,054
September ^p	46	2	48	10,830	7,707	1,541	696	9,944	20,774
Cumulative Jan. - Sept. 2006	343	16	359	70,120	24,925	30,187	41,363	96,475	166,595
Cumulative Jan. - Sept. 2005	304	11	315	58,369	13,286	34,775	32,396	80,457	138,826
Halifax, Nova Scotia									
August ^r	98	70	168	28,685	1,464	11,304	4,853	17,621	46,306
September ^p	81	271	352	39,029	650	11,078	10	11,738	50,767
Cumulative Jan. - Sept. 2006	865	1,322	2,187	308,972	36,814	118,338	9,276	164,428	473,400
Cumulative Jan. - Sept. 2005	978	1,037	2,015	300,290	23,839	87,414	24,849	136,102	436,392
Hamilton, Ontario									
August ^r	257	93	350	75,464	5,066	6,528	14,316	25,910	101,374
September ^p	224	350	574	82,684	4,111	16,016	5,982	26,109	108,793
Cumulative Jan. - Sept. 2006	1,263	1,272	2,535	463,571	34,262	108,903	89,690	232,855	696,426
Cumulative Jan. - Sept. 2005	1,072	1,632	2,704	488,761	18,621	213,010	133,269	364,900	853,661
Kingston, Ontario									
August ^r	59	41	100	13,227	2,021	3,253	369	5,643	18,870
September ^p	36	12	48	7,545	1,648	1,176	310	3,134	10,679
Cumulative Jan. - Sept. 2006	381	218	599	94,375	13,665	42,204	40,368	96,237	190,612
Cumulative Jan. - Sept. 2005	434	173	607	90,124	5,201	38,356	14,546	58,103	148,227
Kitchener, Ontario									
August ^r	73	149	222	31,390	5,324	11,683	1,282	18,289	49,679
September ^p	76	40	116	21,509	2,985	23,611	783	27,379	48,888
Cumulative Jan. - Sept. 2006	1,218	1,291	2,509	399,850	44,691	167,370	78,192	290,253	690,103
Cumulative Jan. - Sept. 2005	1,573	1,402	2,975	448,810	45,148	133,495	70,119	248,762	697,572
London, Ontario									
August ^r	167	354	521	68,225	4,486	6,505	7,279	18,270	86,495
September ^p	161	61	222	36,730	1,207	19,949	1,373	22,529	59,259
Cumulative Jan. - Sept. 2006	1,577	1,602	3,179	471,023	26,612	122,684	71,583	220,879	691,902
Cumulative Jan. - Sept. 2005	1,523	1,290	2,813	393,605	56,104	130,487	56,387	242,978	636,583
Montréal, Quebec									
August ^r	691	1,436	2,127	317,939	22,117	85,474	55,252	162,843	480,782
September ^p	712	990	1,702	311,189	25,635	88,645	75,024	189,304	500,493
Cumulative Jan. - Sept. 2006	6,145	11,250	17,395	2,817,334	257,679	849,132	494,006	1,600,817	4,418,151
Cumulative Jan. - Sept. 2005	7,366	13,729	21,095	3,138,014	333,518	760,276	239,845	1,333,639	4,471,653

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									
August r	176	79	255	46,679	7,527	1,670	1,740	10,937	57,616
September p	139	101	240	45,266	20,003	15,759	6	35,768	81,034
Cumulative Jan. - Sept. 2006	1,477	1,034	2,511	474,737	98,776	84,683	27,343	210,802	685,539
Cumulative Jan. - Sept. 2005	1,469	891	2,360	450,956	71,273	148,159	47,094	266,526	717,482
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
August r	194	288	482	73,346	2,036	63,468	28,869	94,373	167,719
September p	280	254	534	83,622	4,640	26,442	7,202	38,284	121,906
Cumulative Jan. - Sept. 2006	1,797	1,946	3,743	621,003	15,369	355,603	291,096	662,068	1,283,071
Cumulative Jan. - Sept. 2005	1,898	2,019	3,917	677,735	31,227	269,268	482,420	782,915	1,460,650
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
August r	137	108	245	36,760	586	3,134	561	4,281	41,041
September p	111	118	229	31,241	3,932	7,333	386	11,651	42,892
Cumulative Jan. - Sept. 2006	862	1,407	2,269	284,072	8,250	44,578	35,318	88,146	372,218
Cumulative Jan. - Sept. 2005	1,041	562	1,603	242,360	9,697	52,928	7,737	70,362	312,722
Québec, Quebec									
August r	223	132	355	56,232	8,683	34,330	6,881	49,894	106,126
September p	173	427	600	68,946	5,909	20,480	7,829	34,218	103,164
Cumulative Jan. - Sept. 2006	1,751	2,161	3,912	549,810	37,432	211,666	84,043	333,141	882,951
Cumulative Jan. - Sept. 2005	2,089	2,645	4,734	639,664	17,900	192,835	48,884	259,619	899,283
Regina, Saskatchewan									
August r	72	4	76	11,753	170	7,107	2,191	9,468	21,221
September p	84	15	99	12,208	772	7,115	37,681	45,568	57,776
Cumulative Jan. - Sept. 2006	581	140	721	110,509	11,330	57,510	96,326	165,166	275,675
Cumulative Jan. - Sept. 2005	396	306	702	79,632	7,292	52,195	35,888	95,375	175,007
Saguenay, Quebec									
August r	41	17	58	9,773	10,557	5,300	105	15,962	25,735
September p	15	9	24	5,929	977	2,812	697	4,486	10,415
Cumulative Jan. - Sept. 2006	240	231	471	72,117	26,330	19,678	25,932	71,940	144,057
Cumulative Jan. - Sept. 2005	233	170	403	70,559	24,374	23,114	11,537	59,025	129,584
Saint John, New Brunswick									
August r	48	11	59	8,852	14,043	1,220	658	15,921	24,773
September p	36	3	39	6,184	70	3,430	7,594	11,094	17,278
Cumulative Jan. - Sept. 2006	388	192	580	78,799	18,489	20,661	21,001	60,151	138,950
Cumulative Jan. - Sept. 2005	401	79	480	66,621	14,791	24,264	10,365	49,420	116,041
Saskatoon, Saskatchewan									
August r	95	6	101	13,122	6,660	8,086	5,884	20,630	33,752
September p	93	118	211	21,827	1,565	9,589	3,579	14,733	36,560
Cumulative Jan. - Sept. 2006	695	314	1,009	129,635	26,557	101,943	76,055	204,555	334,190
Cumulative Jan. - Sept. 2005	559	368	927	118,153	44,912	61,809	42,007	148,728	266,881
Sherbrooke, Quebec									
August r	38	89	127	16,148	421	1,340	1,111	2,872	19,020
September p	32	56	88	11,382	414	14,319	52	14,785	26,167
Cumulative Jan. - Sept. 2006	392	820	1,212	148,799	7,421	40,637	19,457	67,515	216,314
Cumulative Jan. - Sept. 2005	473	333	806	117,566	12,047	34,827	22,373	69,247	186,813
St. Catharines-Niagara, Ontario									
August r	100	96	196	36,696	5,610	4,889	39,342	49,841	86,537
September p	83	33	116	26,605	6,706	4,102	1,192	12,000	38,605
Cumulative Jan. - Sept. 2006	699	414	1,113	232,559	46,306	73,857	64,015	184,178	416,737
Cumulative Jan. - Sept. 2005	745	337	1,082	208,144	16,946	101,116	74,772	192,834	400,978

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									
August ^r	119	15	134	20,545	0	10,803	881	11,684	32,229
September ^p	47	16	63	11,873	1,993	7,858	380	10,231	22,104
Cumulative Jan. - Sept. 2006	857	262	1,119	173,819	6,230	68,845	14,148	89,223	263,042
Cumulative Jan. - Sept. 2005	852	276	1,128	170,289	35,316	60,281	5,798	101,395	271,684
Thunder Bay, Ontario									
August ^r	19	0	19	3,742	0	2,524	9,042	11,566	15,308
September ^p	17	0	17	2,939	517	1,644	353	2,514	5,453
Cumulative Jan. - Sept. 2006	119	7	126	25,519	6,254	19,177	14,790	40,221	65,740
Cumulative Jan. - Sept. 2005	166	46	212	38,316	13,175	24,107	24,951	62,233	100,549
Toronto, Ontario									
August ^r	1,314	1,399	2,713	645,087	86,196	197,268	50,195	333,659	978,746
September ^p	1,216	1,687	2,903	581,113	70,564	184,411	143,057	398,032	979,145
Cumulative Jan. - Sept. 2006	10,342	14,945	25,287	5,219,426	533,987	1,740,455	535,457	2,809,899	8,029,325
Cumulative Jan. - Sept. 2005	10,260	16,695	26,955	4,928,050	552,423	1,623,210	733,845	2,909,478	7,837,528
Trois-Rivières, Quebec									
August ^r	41	77	118	14,630	13,595	6,175	5,466	25,236	39,866
September ^p	38	39	77	12,893	858	3,891	920	5,669	18,562
Cumulative Jan. - Sept. 2006	259	503	762	99,018	27,781	42,453	22,146	92,380	191,398
Cumulative Jan. - Sept. 2005	324	307	631	92,122	15,863	23,854	5,674	45,391	137,513
Vancouver, British Columbia									
August ^r	360	1,369	1,729	338,392	19,100	181,242	66,001	266,343	604,735
September ^p	394	1,305	1,699	367,699	30,230	85,096	29,998	145,324	513,023
Cumulative Jan. - Sept. 2006	4,203	10,842	15,045	2,967,086	125,091	1,050,033	421,598	1,596,722	4,563,808
Cumulative Jan. - Sept. 2005	3,714	10,533	14,247	2,782,676	98,243	915,319	363,520	1,377,082	4,159,758
Victoria, British Columbia									
August ^r	56	220	276	60,733	882	2,772	1,197	4,851	65,584
September ^p	99	62	161	36,279	113	3,522	1,674	5,309	41,588
Cumulative Jan. - Sept. 2006	829	1,182	2,011	420,058	10,876	87,193	52,804	150,873	570,931
Cumulative Jan. - Sept. 2005	873	944	1,817	340,705	8,456	133,554	45,133	187,143	527,848
Windsor, Ontario									
August ^r	64	55	119	20,249	405	3,481	12,289	16,175	36,424
September ^p	37	0	37	9,298	13,503	46,672	5,588	65,763	75,061
Cumulative Jan. - Sept. 2006	535	351	886	188,829	73,457	72,955	89,584	235,996	424,825
Cumulative Jan. - Sept. 2005	877	292	1,169	205,261	25,594	63,522	57,401	146,517	351,778
Winnipeg, Manitoba									
August ^r	159	139	298	43,192	5,642	7,346	4,782	17,770	60,962
September ^p	144	79	223	35,738	18,941	19,986	14,717	53,644	89,382
Cumulative Jan. - Sept. 2006	1,429	1,194	2,623	377,478	52,684	146,684	104,834	304,202	681,680
Cumulative Jan. - Sept. 2005	1,488	321	1,809	278,466	15,001	149,695	66,539	231,235	509,701

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							
August r	11,566	94	816	1,710	7,226	431	21,843
September p	9,899	65	1,028	2,026	6,234	403	19,655
Cumulative Jan. - Sept. 2006	93,280	567	8,186	16,305	54,303	3,932	176,573
Cumulative Jan. - Sept. 2005	93,814	604	9,022	17,452	52,316	3,588	176,796
Newfoundland and Labrador							
August r	207	1	2	0	19	3	232
September p	133	1	0	1	31	1	167
Cumulative Jan. - Sept. 2006	1,289	7	66	40	178	53	1,633
Cumulative Jan. - Sept. 2005	1,411	12	28	5	284	12	1,752
Prince Edward Island							
August r	88	8	3	0	2	2	103
September p	72	17	2	0	6	2	99
Cumulative Jan. - Sept. 2006	505	58	34	0	111	10	718
Cumulative Jan. - Sept. 2005	527	46	50	3	87	4	717
Nova Scotia							
August r	272	12	14	19	109	19	445
September p	251	7	8	0	288	3	557
Cumulative Jan. - Sept. 2006	2,310	64	120	87	1,620	63	4,264
Cumulative Jan. - Sept. 2005	2,557	87	129	140	1,125	83	4,121
New Brunswick							
August r	299	15	29	14	85	15	457
September p	207	7	36	0	63	6	319
Cumulative Jan. - Sept. 2006	1,952	61	258	94	780	122	3,267
Cumulative Jan. - Sept. 2005	2,267	84	133	59	698	84	3,325
Quebec							
August r	1,889	30	151	35	1,646	209	3,960
September p	1,773	20	217	58	1,771	209	4,048
Cumulative Jan. - Sept. 2006	17,121	205	1,635	1,245	13,863	1,840	35,909
Cumulative Jan. - Sept. 2005	19,206	217	2,143	803	16,174	1,617	40,160
Ontario							
August r	4,105	18	258	897	1,818	95	7,191
September p	3,339	6	399	1,389	510	55	5,698
Cumulative Jan. - Sept. 2006	30,056	98	2,935	8,458	12,559	1,186	55,292
Cumulative Jan. - Sept. 2005	32,377	106	3,826	9,961	13,197	1,417	60,884
Manitoba							
August r	348	3	3	64	86	0	504
September p	304	1	8	35	115	1	464
Cumulative Jan. - Sept. 2006	2,757	18	47	175	1,312	6	4,315
Cumulative Jan. - Sept. 2005	2,900	9	60	106	377	9	3,461
Saskatchewan							
August r	277	0	6	0	14	0	297
September p	230	2	4	26	64	80	406
Cumulative Jan. - Sept. 2006	1,775	4	64	132	271	106	2,352
Cumulative Jan. - Sept. 2005	1,432	5	94	97	620	11	2,259
Alberta							
August r	2,831	5	250	317	1,508	41	4,952
September p	2,428	4	254	135	1,472	9	4,302
Cumulative Jan. - Sept. 2006	23,836	31	2,394	2,446	10,659	102	39,468
Cumulative Jan. - Sept. 2005	19,750	20	2,077	2,147	8,105	58	32,157
British Columbia							
August r	1,208	2	98	364	1,935	47	3,654
September p	1,143	0	96	382	1,911	35	3,567
Cumulative Jan. - Sept. 2006	11,463	19	623	3,615	12,889	438	29,047
Cumulative Jan. - Sept. 2005	11,091	11	474	4,113	11,529	291	27,509

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							
August ^r	24	0	2	0	0	0	26
September ^p	9	0	4	0	0	0	13
Cumulative Jan. - Sept. 2006	143	2	10	0	8	4	167
Cumulative Jan. - Sept. 2005	204	7	8	0	40	2	261
Northwest Territories							
August ^r	14	0	0	0	0	0	14
September ^p	6	0	0	0	3	0	9
Cumulative Jan. - Sept. 2006	57	0	0	0	9	0	66
Cumulative Jan. - Sept. 2005	85	0	0	18	34	0	137
Nunavut							
August ^r	4	0	0	0	4	0	8
September ^p	4	0	0	0	0	2	6
Cumulative Jan. - Sept. 2006	16	0	0	13	44	2	75
Cumulative Jan. - Sept. 2005	7	0	0	0	46	0	53

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	48	0	0	30	122	0	200
Calgary, Alberta	710	0	86	77	904	3	1,780
Edmonton, Alberta	741	0	82	7	315	0	1,145
Greater Sudbury / Grand Sudbury, Ontario	44	1	0	0	2	0	47
Halifax, Nova Scotia	75	0	6	0	265	0	346
Hamilton, Ontario	220	0	2	173	123	0	518
Kingston, Ontario	35	0	0	0	10	0	45
Kitchener, Ontario	75	0	8	24	0	2	109
London, Ontario	158	0	0	51	0	1	210
Montréal, Quebec	684	0	56	15	829	94	1,678
Oshawa, Ontario	137	0	16	70	0	0	223
Ottawa-Gatineau, Ontario/Quebec	381	1	128	177	21	9	717
Ottawa-Gatineau, Ontario part, Ontario/Quebec	275	0	52	157	0	7	491
Ottawa-Gatineau, Quebec part, Ontario/Quebec	106	1	76	20	21	2	226
Québec, Quebec	166	0	0	8	340	81	595
Regina, Saskatchewan	83	0	0	0	15	0	98
Saguenay, Quebec	14	0	2	3	0	4	23
Saint John, New Brunswick	43	0	0	0	0	3	46
Saskatoon, Saskatchewan	91	0	4	26	8	80	209
Sherbrooke, Quebec	31	0	12	0	43	1	87
St. Catharines-Niagara, Ontario	82	0	8	0	20	0	110
St. John's, Newfoundland and Labrador	64	0	0	0	20	1	85
Thunder Bay, Ontario	17	0	0	0	0	0	17
Toronto, Ontario	1,194	0	281	818	316	20	2,629
Trois-Rivières, Quebec	37	0	6	0	30	3	76
Vancouver, British Columbia	398	0	44	249	1,203	18	1,912
Victoria, British Columbia	100	0	6	12	53	1	172
Windsor, Ontario	36	0	0	0	0	0	36
Winnipeg, Manitoba	142	0	6	35	38	1	222

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	374	0	0	68	495	1	938
Calgary, Alberta	8,148	0	774	1,048	4,999	60	15,029
Edmonton, Alberta	7,283	0	1,138	721	2,335	22	11,499
Greater Sudbury / Grand Sudbury, Ontario	370	2	6	0	12	0	390
Halifax, Nova Scotia	897	8	58	67	1,177	22	2,229
Hamilton, Ontario	1,292	0	118	743	314	53	2,520
Kingston, Ontario	411	5	22	59	139	11	647
Kitchener, Ontario	1,265	0	158	456	354	363	2,596
London, Ontario	1,630	0	37	421	1,002	98	3,188
Montréal, Quebec	6,321	1	515	439	8,454	1,090	16,820
Oshawa, Ontario	1,521	0	146	415	419	5	2,506
Ottawa-Gatineau, Ontario/Quebec	2,763	6	550	1,532	948	90	5,889
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,889	0	276	1,231	423	49	3,868
Ottawa-Gatineau, Quebec part, Ontario/Quebec	874	6	274	301	525	41	2,021
Québec, Quebec	1,867	4	279	217	1,374	204	3,945
Regina, Saskatchewan	580	0	12	81	47	0	720
Saguenay, Quebec	256	5	14	16	132	72	495
Saint John, New Brunswick	373	15	6	35	107	44	580
Saskatoon, Saskatchewan	719	0	50	41	120	103	1,033
Sherbrooke, Quebec	410	2	40	0	637	22	1,111
St. Catharines-Niagara, Ontario	736	0	63	120	226	9	1,154
St. John's, Newfoundland and Labrador	817	1	56	39	127	42	1,082
Thunder Bay, Ontario	128	0	0	4	0	2	134
Toronto, Ontario	10,696	0	1,732	4,000	8,525	396	25,349
Trois-Rivières, Quebec	273	0	34	38	304	60	709
Vancouver, British Columbia	4,300	0	271	2,406	8,065	222	15,264
Victoria, British Columbia	850	1	41	137	918	81	2,028
Windsor, Ontario	559	0	35	71	221	4	890
Winnipeg, Manitoba	1,493	0	31	164	996	4	2,688

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					
August r	4,062,455	431,318	1,385,120	550,347	6,429,240
September p	3,504,339	467,041	1,194,848	623,806	5,790,034
Cumulative Jan. - Sept. 2006	31,051,290	3,258,086	10,049,366	4,613,108	48,971,850
Cumulative Jan. - Sept. 2005	28,831,137	3,029,374	8,984,383	4,566,450	45,411,344
Newfoundland and Labrador					
August r	38,365	30	14,371	1,846	54,612
September p	26,452	2,176	22,184	3,957	54,769
Cumulative Jan. - Sept. 2006	260,004	11,909	78,706	26,584	377,203
Cumulative Jan. - Sept. 2005	268,754	40,525	82,347	14,793	406,419
Prince Edward Island					
August r	13,840	10,986	349	179	25,354
September p	12,440	50,804	1,598	1,300	66,142
Cumulative Jan. - Sept. 2006	99,049	68,097	30,439	14,648	212,233
Cumulative Jan. - Sept. 2005	98,147	26,677	64,670	6,747	196,241
Nova Scotia					
August r	74,040	4,698	20,315	22,322	121,375
September p	71,392	9,509	17,685	1,014	99,600
Cumulative Jan. - Sept. 2006	637,593	70,351	194,146	46,919	949,009
Cumulative Jan. - Sept. 2005	622,507	55,071	191,896	46,350	915,824
New Brunswick					
August r	56,999	19,579	12,035	21,684	110,297
September p	40,769	3,003	17,116	11,153	72,041
Cumulative Jan. - Sept. 2006	395,160	41,825	151,091	115,600	703,676
Cumulative Jan. - Sept. 2005	396,420	49,642	158,000	61,870	665,932
Quebec					
August r	663,814	83,101	179,037	119,544	1,045,496
September p	665,124	69,827	197,399	108,428	1,040,778
Cumulative Jan. - Sept. 2006	5,793,670	581,119	1,524,321	812,383	8,711,493
Cumulative Jan. - Sept. 2005	6,089,772	631,005	1,373,537	545,682	8,639,996
Ontario					
August r	1,544,521	158,242	492,350	242,623	2,437,736
September p	1,197,926	203,854	450,536	158,710	2,011,026
Cumulative Jan. - Sept. 2006	10,944,691	1,293,123	3,561,139	1,625,026	17,423,979
Cumulative Jan. - Sept. 2005	10,873,508	1,208,163	3,537,346	2,214,091	17,833,108
Manitoba					
August r	79,165	12,920	15,444	6,131	113,660
September p	71,575	21,510	28,652	16,592	138,329
Cumulative Jan. - Sept. 2006	646,162	93,090	210,138	115,408	1,064,798
Cumulative Jan. - Sept. 2005	531,172	47,291	207,648	84,677	870,788
Saskatchewan					
August r	48,366	18,795	18,201	11,531	96,893
September p	53,877	4,814	27,670	55,629	141,990
Cumulative Jan. - Sept. 2006	360,896	63,434	216,331	250,543	891,204
Cumulative Jan. - Sept. 2005	303,030	59,190	182,962	127,055	672,237
Alberta					
August r	825,714	83,806	408,268	45,476	1,363,264
September p	673,959	58,212	287,697	213,961	1,233,829
Cumulative Jan. - Sept. 2006	6,214,794	761,749	2,370,578	758,160	10,105,281
Cumulative Jan. - Sept. 2005	4,468,522	653,363	1,619,454	690,239	7,431,578
British Columbia					
August r	709,382	38,862	214,918	73,927	1,037,089
September p	684,869	43,332	142,950	52,430	923,581
Cumulative Jan. - Sept. 2006	5,637,972	271,566	1,670,059	807,378	8,386,975
Cumulative Jan. - Sept. 2005	5,108,692	247,434	1,528,769	769,315	7,654,210

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					
August ^r	3,328	299	5,861	1,284	10,772
September ^p	2,490	0	961	230	3,681
Cumulative Jan. - Sept. 2006	26,867	680	23,045	24,726	75,318
Cumulative Jan. - Sept. 2005	36,733	2,925	6,933	4,505	51,096
Northwest Territories					
August ^r	2,871	0	1,953	3,800	8,624
September ^p	2,216	0	400	392	3,008
Cumulative Jan. - Sept. 2006	15,235	895	7,664	4,723	28,517
Cumulative Jan. - Sept. 2005	25,797	7,151	29,936	1,122	64,006
Nunavut					
August ^r	2,050	0	2,018	0	4,068
September ^p	1,250	0	0	10	1,260
Cumulative Jan. - Sept. 2006	19,197	248	11,709	11,010	42,164
Cumulative Jan. - Sept. 2005	8,083	937	885	4	9,909

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	29,655	891	395	407	31,348
Calgary, Alberta	240,635	20,115	125,008	178,163	563,921
Edmonton, Alberta	203,685	23,195	65,371	22,868	315,119
Greater Sudbury / Grand Sudbury, Ontario	11,274	7,671	1,716	545	21,206
Halifax, Nova Scotia	37,143	650	11,078	10	48,881
Hamilton, Ontario	81,450	4,092	17,834	4,683	108,059
Kingston, Ontario	7,768	1,640	1,309	243	10,960
Kitchener, Ontario	21,949	2,971	26,292	613	51,825
London, Ontario	37,279	1,201	22,214	1,075	61,769
Montréal, Quebec	311,588	25,635	93,804	81,587	512,614
Oshawa, Ontario	45,298	19,909	17,548	5	82,760
Ottawa-Gatineau, Ontario/Quebec	115,050	8,550	37,204	6,058	166,862
Ottawa-Gatineau, Ontario part, Ontario/Quebec	83,845	4,618	29,444	5,638	123,545
Ottawa-Gatineau, Quebec part, Ontario/Quebec	31,205	3,932	7,760	420	43,317
Québec, Quebec	69,431	5,909	21,672	8,514	105,526
Regina, Saskatchewan	13,857	772	8,707	37,681	61,017
Saguenay, Quebec	5,845	977	2,976	758	10,556
Saint John, New Brunswick	6,982	70	3,430	7,594	18,076
Saskatoon, Saskatchewan	23,828	1,565	11,734	3,579	40,706
Sherbrooke, Quebec	11,351	414	15,152	57	26,974
St. Catharines-Niagara, Ontario	27,285	6,674	4,568	933	39,460
St. John's, Newfoundland and Labrador	13,894	1,993	16,751	380	33,018
Thunder Bay, Ontario	3,064	515	1,831	276	5,686
Toronto, Ontario	578,721	70,232	205,347	111,996	966,296
Trois-Rivières, Quebec	12,741	858	4,117	1,000	18,716
Vancouver, British Columbia	381,863	30,230	89,106	29,998	531,197
Victoria, British Columbia	37,498	113	3,688	1,674	42,973
Windsor, Ontario	9,696	13,440	51,971	4,375	79,482
Winnipeg, Manitoba	35,582	18,941	20,644	14,717	89,884

Table 12
Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January - September 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford, British Columbia	122,760	27,536	32,173	103,146	285,615
Calgary, Alberta	2,319,852	121,567	1,087,813	498,289	4,027,521
Edmonton, Alberta	1,878,236	132,583	456,502	110,374	2,577,695
Greater Sudbury / Grand Sudbury, Ontario	76,408	22,502	29,068	36,367	164,345
Halifax, Nova Scotia	317,766	36,814	118,338	9,276	482,194
Hamilton, Ontario	465,823	34,049	103,499	86,776	690,147
Kingston, Ontario	102,592	13,345	42,903	32,662	191,502
Kitchener, Ontario	408,742	41,784	158,959	66,731	676,216
London, Ontario	477,915	25,350	117,176	64,862	685,303
Montréal, Quebec	2,765,504	257,679	840,385	452,523	4,316,091
Oshawa, Ontario	474,421	99,688	79,814	26,286	680,209
Ottawa-Gatineau, Ontario/Quebec	916,970	23,037	406,437	278,640	1,625,084
Ottawa-Gatineau, Ontario part, Ontario/Quebec	644,348	14,787	361,341	249,704	1,270,180
Ottawa-Gatineau, Quebec part, Ontario/Quebec	272,622	8,250	45,096	28,936	354,904
Québec, Quebec	555,455	37,432	206,429	78,707	878,023
Regina, Saskatchewan	112,925	11,330	52,429	96,326	273,010
Saguenay, Quebec	76,851	26,330	20,103	23,736	147,020
Saint John, New Brunswick	77,704	18,489	20,661	21,001	137,855
Saskatoon, Saskatchewan	135,521	26,557	100,647	76,055	338,780
Sherbrooke, Quebec	137,920	7,421	40,208	20,898	206,447
St. Catharines-Niagara, Ontario	242,583	44,822	72,192	60,281	419,878
St. John's, Newfoundland and Labrador	170,388	6,230	55,826	14,148	246,592
Thunder Bay, Ontario	27,374	6,144	18,866	14,365	66,749
Toronto, Ontario	5,278,698	510,405	1,757,259	484,013	8,030,375
Trois-Rivières, Quebec	97,011	27,781	40,162	16,318	181,272
Vancouver, British Columbia	3,023,121	125,091	1,071,269	421,598	4,641,079
Victoria, British Columbia	425,458	10,876	90,270	52,804	579,408
Windsor, Ontario	183,269	70,668	77,276	83,394	414,607
Winnipeg, Manitoba	389,767	52,684	139,465	104,834	686,750

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	2,285,695	28,317	53,702	28,208	31,272	375,654	813,100
Industrial	467,041	2,176	50,804	9,509	3,003	69,827	203,854
Factories, plants	224,307	0	4,600	2,400	2,285	42,159	124,650
Transportation, utilities	150,273	1,613	46,000	5,770	0	3,016	34,327
Mining and agriculture	30,434	0	0	450	0	10,201	16,170
Minor industrial projects, new and improvements ¹	62,027	563	204	889	718	14,451	28,707
Commercial	1,194,848	22,184	1,598	17,685	17,116	197,399	450,536
Trade and services	334,621	18,819	260	6,311	5,902	79,799	144,441
Warehouses	178,376	0	0	3,408	680	20,365	35,593
Service stations	25,514	0	0	1,414	0	4,265	1,089
Office buildings	296,169	263	0	395	3,825	34,542	106,601
Recreation	80,111	768	850	1,478	300	9,350	60,748
Hotels, restaurants	115,681	0	0	0	1,191	16,720	39,975
Laboratories	2,950	0	0	0	0	0	1,400
Minor commercial projects, new and improvements ¹	161,426	2,334	488	4,679	5,218	32,358	60,689
Institutional and governmental	623,806	3,957	1,300	1,014	11,153	108,428	158,710
Schools, education	183,797	1,897	0	0	0	16,563	64,154
Hospitals, medical	138,989	0	0	0	1,500	25,345	9,131
Welfare, home	105,684	1,500	0	0	8,838	42,534	8,981
Churches, religion	19,899	0	1,041	300	0	5,732	4,161
Government buildings	146,124	0	0	439	398	12,197	58,602
Minor institutional and governmental projects, new and improvements ¹	29,313	560	259	275	417	6,057	13,681
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	66,754	88,113	559,870	238,712	1,191	792	10
Industrial	21,510	4,814	58,212	43,332	0	0	0
Factories, plants	0	1,200	35,364	11,649	0	0	0
Transportation, utilities	17,000	1,140	16,405	25,002	0	0	0
Mining and agriculture	405	292	1,210	1,706	0	0	0
Minor industrial projects, new and improvements ¹	4,105	2,182	5,233	4,975	0	0	0
Commercial	28,652	27,670	287,697	142,950	961	400	0
Trade and services	4,035	7,097	54,540	13,417	0	0	0
Warehouses	2,438	2,680	70,947	42,265	0	0	0
Service stations	3,434	1,159	13,050	1,103	0	0	0
Office buildings	12,297	5,734	85,276	47,236	0	0	0
Recreation	360	300	2,483	3,474	0	0	0
Hotels, restaurants	374	6,757	38,781	11,567	316	0	0
Laboratories	0	0	1,050	500	0	0	0
Minor commercial projects, new and improvements ¹	5,714	3,943	21,570	23,388	645	400	0
Institutional and governmental	16,592	55,629	213,961	52,430	230	392	10
Schools, education	928	2,000	80,308	17,947	0	0	0
Hospitals, medical	0	0	99,251	3,762	0	0	0
Welfare, home	1,143	0	16,300	26,388	0	0	0
Churches, religion	0	2,165	5,750	750	0	0	0
Government buildings	13,119	51,090	9,279	1,000	0	0	0
Minor institutional and governmental projects, new and improvements ¹	1,402	374	3,073	2,583	230	392	10

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