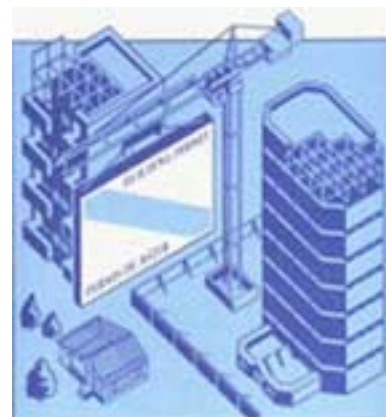




Catalogue no. 64-001-XIE

Building Permits

December 2006



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building Permits

December 2006

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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

- Construction intentions hit another record high in 2006, thanks mainly to soaring demand for residential and non-residential space in Western Canada. Municipalities issued a record \$66.2 billion worth of building permits, up 9.0% from the previous high in 2005.

Analysis – December 2006

Construction intentions hit another record high in 2006, thanks mainly to soaring demand for residential and non-residential space in Western Canada. The annual level of permits has now increased for 11 consecutive years.

Municipalities issued a record \$66.2 billion worth of building permits, up 9.0% from the previous high of \$60.8 billion in 2005. Construction intentions in both the residential and non-residential sectors reached new highs.

Intentions also set new records in every province, except Prince Edward Island and Ontario.

Even so, the overall picture would have been less robust without the two westernmost provinces. If Alberta and British Columbia were excluded, the overall value of permits would have increased by just 1.0%, instead of 9.0%. These two provinces showed the biggest gains for both residential and non-residential components.

In the housing sector, the value of permits surpassed the \$40-billion mark for the first time, increasing 5.9% to \$41.0 billion. Municipalities actually approved fewer new dwellings for the second year in a row, but the value set a record because of higher prices.

In November, the New Housing Price Index showed a 12-month increase of 11.4% in contractors' selling prices of new residential houses. Among metropolitan areas, Calgary (+49.8%) and Edmonton (+42.8%) had very high year-over-year gains.

Municipal authorities approved construction of 232,605 new dwelling units in 2006, down 2.7% from 2005. The level in 2006 was only 3.7% lower than the 241,470 units approved in 2004, which was the highest since 1987.

In the non-residential sector, the value of permits hit \$25.2 billion in 2006, up 14.5% from the previous record of \$22.0 billion in 2005. Gains occurred in all three non-residential components — industrial, institutional and commercial.

Note to readers

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

The Building Permits Survey covers 2,350 municipalities representing 95% of the population. It provides an early indication of building activity. The communities representing the other 5% of the population are very small, and their levels of building activity have little impact on the total.

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

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).

Regionally, the value of permits increased in 20 of the 28 census metropolitan areas in 2006. Annual gains in Calgary, Vancouver and Edmonton largely surpassed increases in all other areas, as the value of permits for residential and non-residential buildings soared in those centres.

All metropolitan areas in Atlantic Canada and Western Canada, as well as Sherbrooke, Kingston and London, set new record highs in 2006.

Except for Québec, all metropolitan areas showing a decline were located in Ontario. Toronto and Ottawa posted the largest retreats.

Housing: Demand for single-family dwellings softens

Demand for single-family dwellings softened in 2006, as the number of units approved fell to a five-year low. Municipalities approved 119,140 single-family units, down 2.2% from 2005.

Even so, the value of single-family permits jumped 6.3% to \$26.7 billion in the wake of higher prices, especially in Alberta.

Demand was also off for multi-family units. Municipalities approved 113,465 multi-family units, down 3.2%, but this was still the second highest level since 1988. The value of permits for these units hit \$14.3 billion in 2006, up 5.1% from 2005.

Factors contributing to the strong housing market included a dynamic economy in Western Canada, the strong level of employment, the growth in disposable income, the tight apartment vacancy rates in several centres and advantageous mortgage rates.

Non-residential sector: New highs for commercial and institutional permits

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

The value of commercial permits hit a record high of \$14.4 billion, up 20.4% from 2005. It was the third annual record in a row, thanks to record values for office buildings and trade and service buildings.

The institutional component rose 3.6% to \$6.3 billion, also a new record. This growth was based mainly on strong construction intentions in the education and medical categories.

Industrial construction intentions rose 13.3% to \$4.5 billion in 2006, the second highest level ever, surpassed only by the record set in 1989. The main factor behind this gain was construction projects for manufacturing buildings and in the utility and transportation categories.

Increases were posted in eight provinces in 2006, with the largest gains (in dollars) occurring in Alberta (+38.5% to 5.7 billion) and British Columbia (+21.9% to \$3.9 billion). Both set record highs in all three components.

Several economic factors were consistent with a fertile environment for the non-residential building intentions in 2006, including growth in consumer spending, declining vacancy rates for office buildings in several centres and the high level of corporate operating profits.

December 2006: Retreat in both residential and non-residential permits

On a monthly basis, the total value of building permits totalled \$5.8 billion in December, down 7.8% from the record value of \$6.3 billion in permits issued in November.

Despite the decline, this level was 3.9% higher than the average monthly level in 2006. The value of both residential and non-residential permits declined in December.

The value of housing permits fell 5.1% to \$3.5 billion, the third decline in the last four months. The decline was due solely to the multi-family component, where intentions plunged 20.9% to \$1.2 billion. The value of single-family permits increased 5.5% to \$2.3 billion, halting three consecutive monthly declines.

In the non-residential sector, construction intentions retreated 11.7% to \$2.3 billion. This decline followed four consecutive monthly gains. Intentions fell in all three non-residential components.

In the commercial sector, intentions declined 1.6% to \$1.4 billion in December, the second consecutive monthly drop. A lower demand for permits for the majority of commercial categories was behind this decline. Even so, this level was 19.4% higher than the monthly average in 2006.

The value of industrial permits fell 8.0% to \$457 million, on the heels of a 34.6% gain in November. The main factor was lower intentions in factory and plant construction projects.

Institutional intentions dropped 37.3% to \$410 million after a large gain in November. Lower values for education and medical building permits in all provinces were behind this decline.

Provincially, the value of building permits fell in six provinces. The largest retreat (in dollars) in December occurred in British Columbia after a record month in November. Construction intentions in British Columbia hit their lowest level in eight months, with across-the-board declines in every component in both residential and non-residential sectors.

In Alberta, a surge in construction intentions for industrial and commercial buildings pushed the value of building permits to a record high of \$1.4 billion.

In Quebec, very high construction intentions in the commercial sector pushed the total value of permits to \$1.1 billion, the second highest level on record. It was surpassed only by the level of \$1.2 billion reached in October 2006.

Chart 1
Total value of building permits

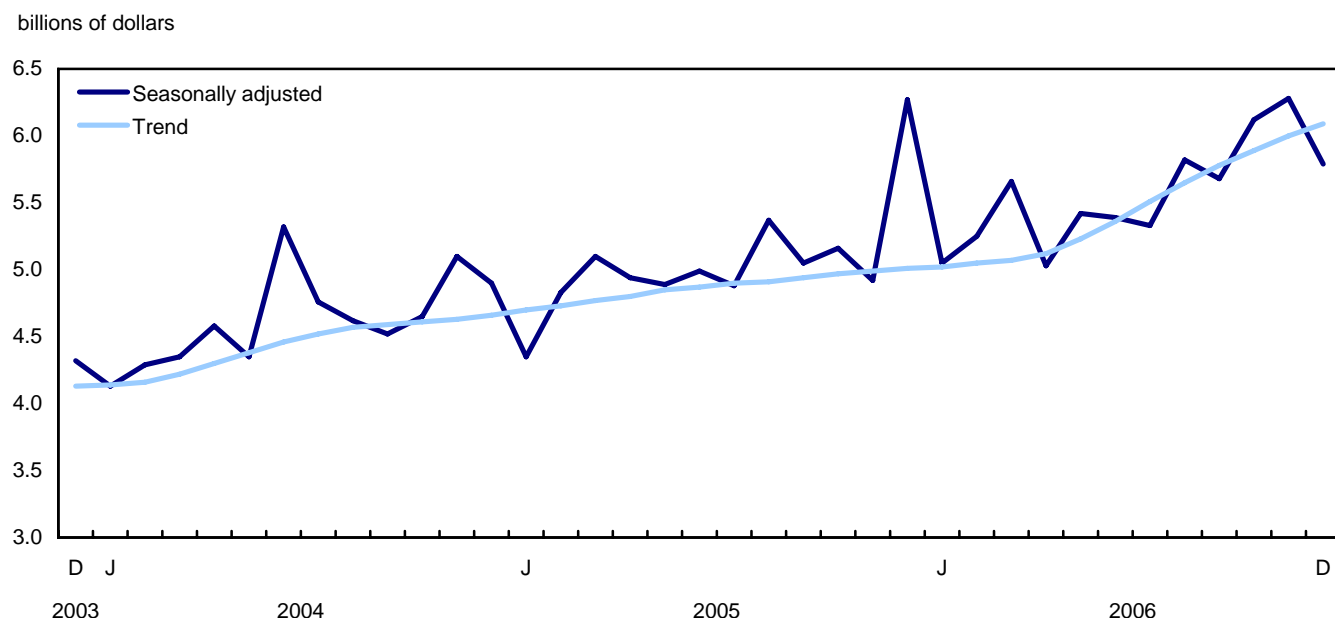


Chart 2
Residential value of building permits - Total

billions of dollars

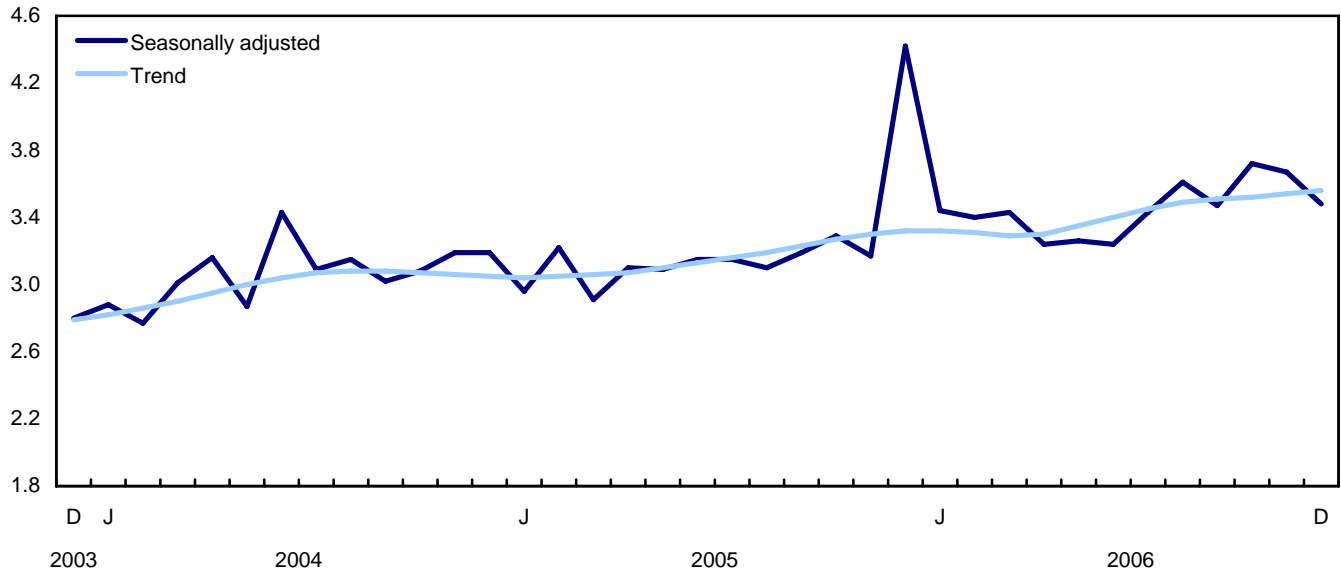


Chart 3
Number of dwelling units - Single and multiple

units

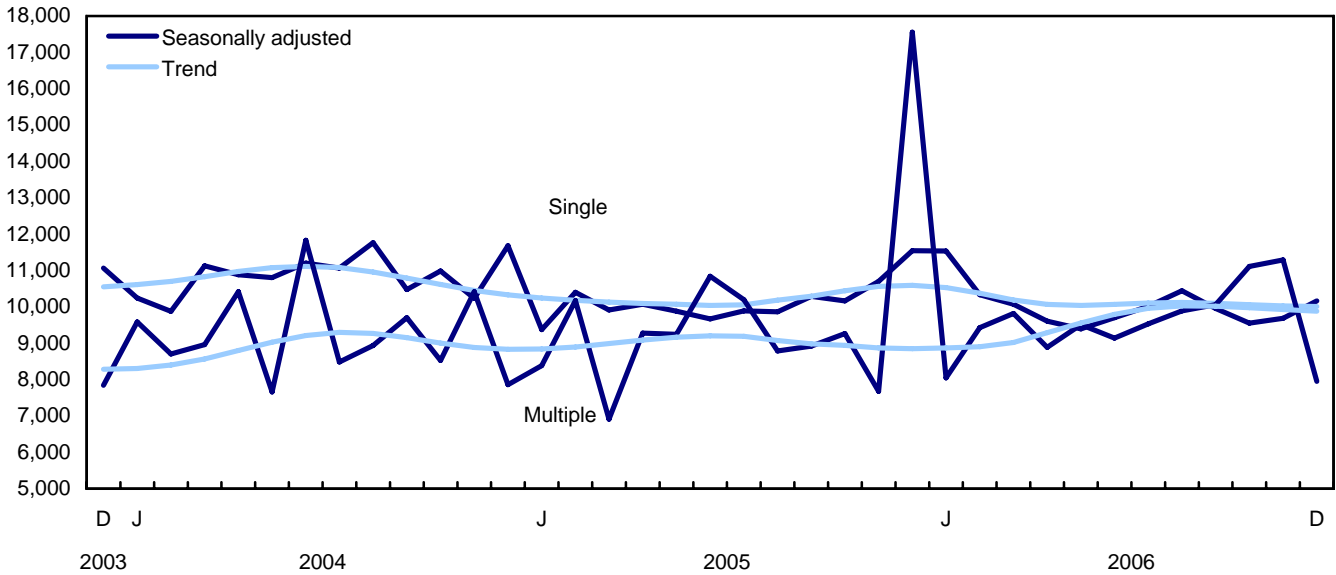


Chart 4
Non residential value of building permits - Total

billions of dollars

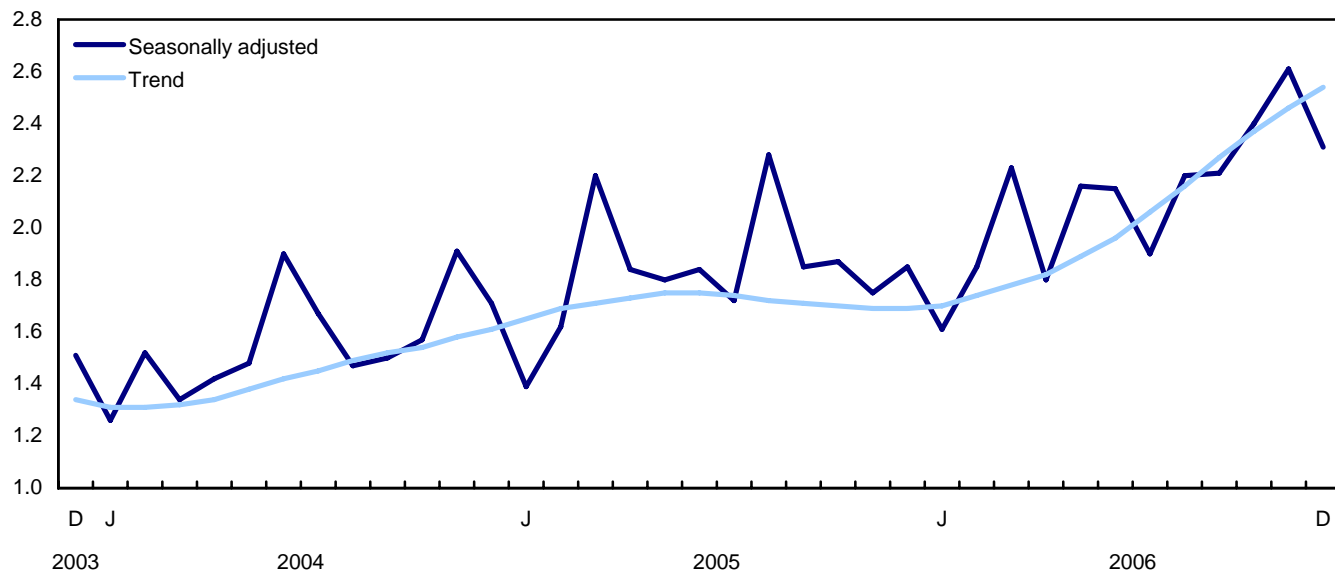


Chart 5
Commercial value of building permits

millions of dollars

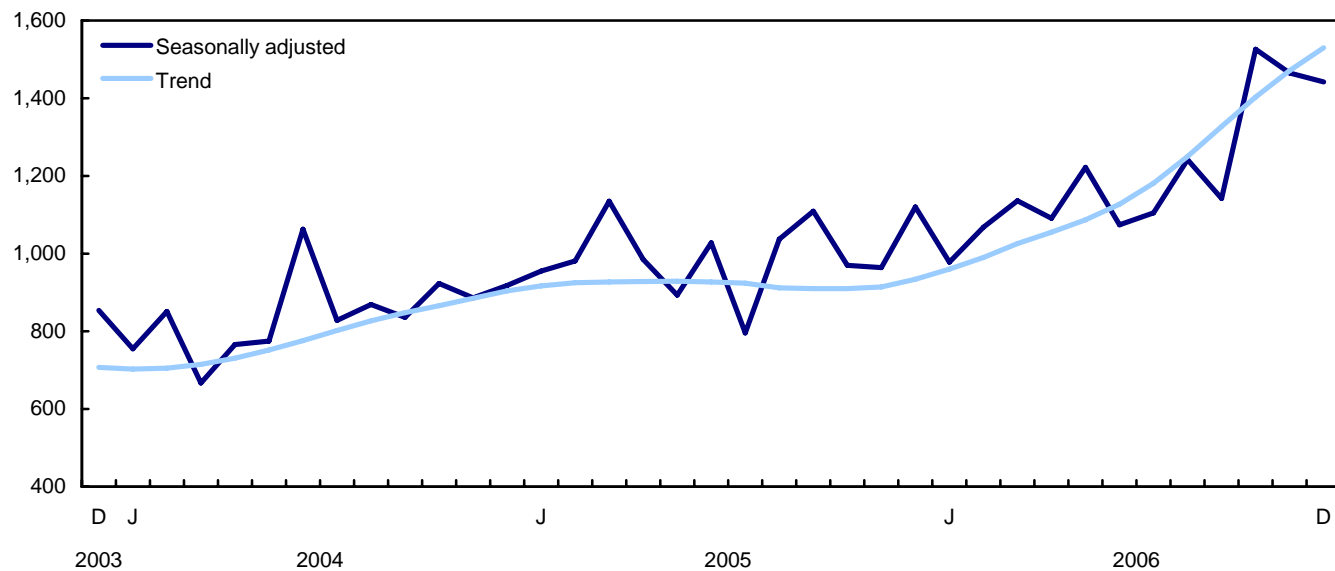


Chart 6
Industrial value of building permits

millions of dollars

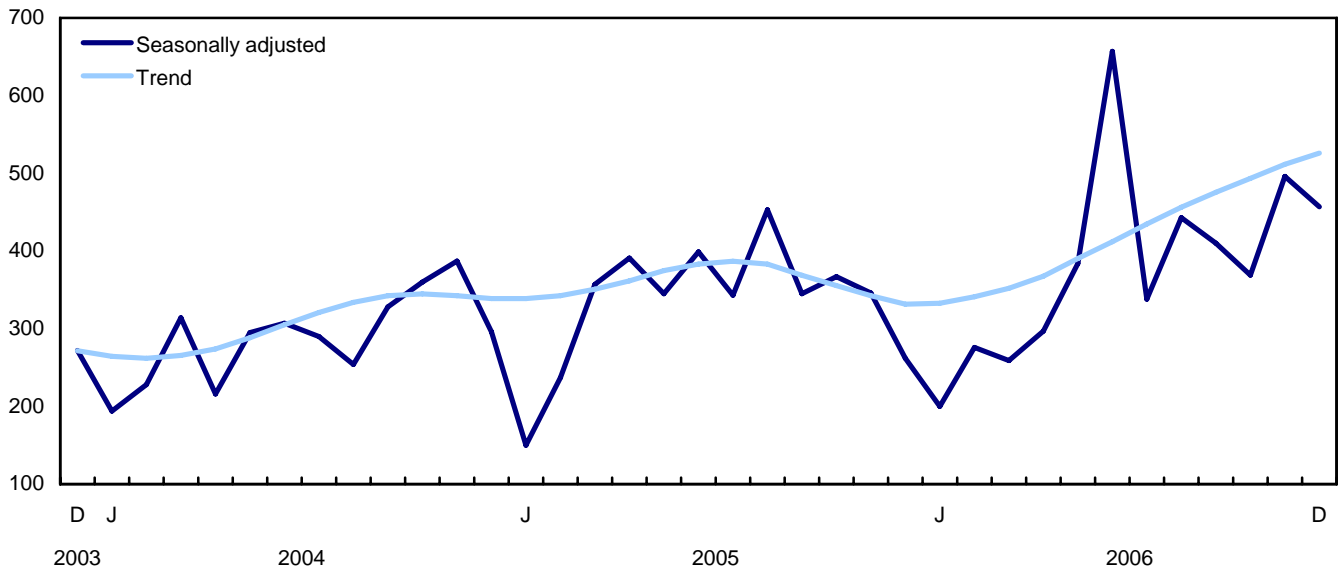
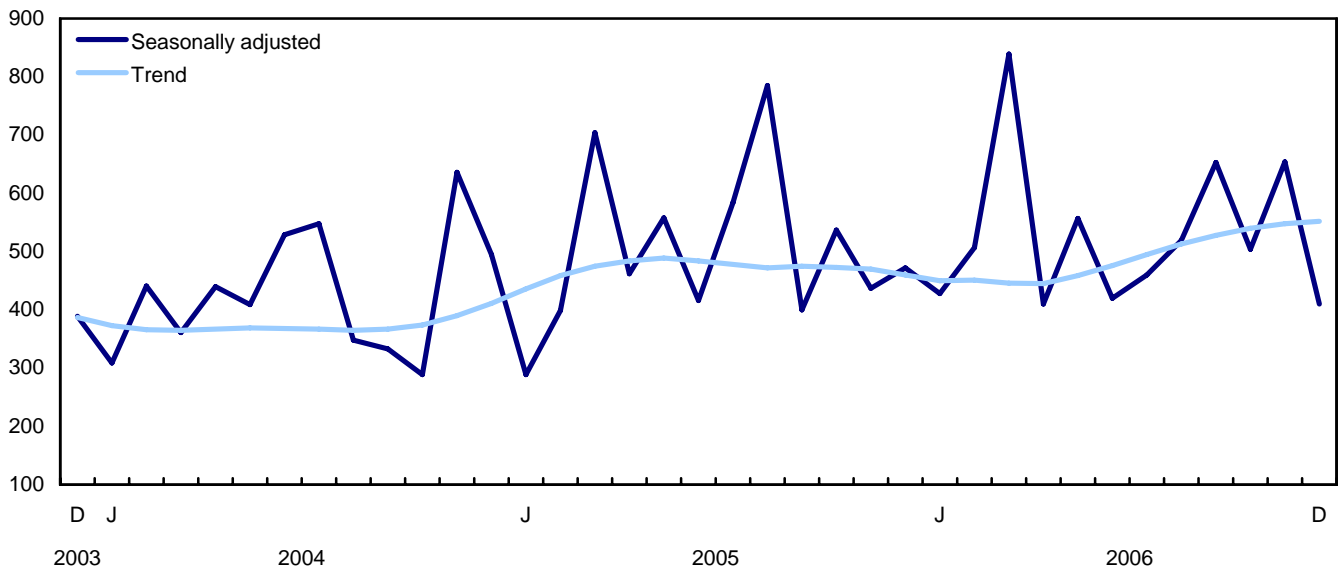


Chart 7
Institutional and governmental value of building permits

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

Selected surveys from Statistics Canada

2802	Building Permits Survey
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Selected summary tables 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 December ^p	2006 November ^r	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
Canada	5,787,774	6,280,566	-7.8	2.6	7.8	-2.4	9.1	-1.0
Newfoundland and Labrador	40,056	101,714	-60.6	175.9	-9.7	-16.1	11.5	17.2
Prince Edward Island	12,980	14,007	-7.3	-43.7	90.7	-41.4	18.7	-6.5
Nova Scotia	137,503	108,859	26.3	-14.9	33.8	-13.0	26.1	-28.7
New Brunswick	66,467	118,573	-43.9	65.6	7.7	-31.2	28.0	-11.1
Quebec	1,095,045	958,601	14.2	-19.4	19.6	-1.0	0.8	5.2
Ontario	2,028,850	2,025,158	0.2	1.3	2.3	-8.1	19.7	-2.3
Manitoba	117,111	138,712	-15.6	48.4	-28.1	30.7	-34.5	46.7
Saskatchewan	75,284	96,502	-22.0	-0.6	-26.6	51.2	-34.2	49.2
Alberta	1,357,657	1,287,442	5.5	-2.0	-1.7	8.3	9.8	-7.7
British Columbia	847,790	1,416,995	-40.2	22.6	29.4	-7.4	6.3	-1.8
Yukon Territory	3,981	2,135	86.5	-60.6	-52.1	15.6	94.6	-20.9
Northwest Territories	452	2,383	-81.0	-8.5	-63.5	-17.2	218.7	-66.5
Nunavut	4,598	9,485	-51.5	661.8	-1.2	-69.0	-65.4	-10.8

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

	2006 December ^p	2006 November ^r	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
Canada	2,308,493	2,614,781	-11.7	9.0	8.8	0.1	15.7	-11.5
Newfoundland and Labrador	8,415	74,445	-88.7	750.6	-55.4	7.2	45.6	9.5
Prince Edward Island	3,230	3,073	5.1	-73.7	276.1	-73.1	25.5	31.0
Nova Scotia	53,388	26,528	101.3	-29.0	32.8	-40.5	16.7	-24.1
New Brunswick	29,726	76,215	-61.0	199.4	-18.6	-41.3	47.1	-17.4
Quebec	444,472	311,250	42.8	-25.4	19.5	-1.3	6.7	1.2
Ontario	798,888	890,551	-10.3	22.1	-6.8	-3.0	37.2	-18.5
Manitoba	44,643	61,050	-26.9	120.7	-56.4	95.0	-59.9	147.9
Saskatchewan	28,345	50,073	-43.4	17.5	-48.2	67.4	-51.7	100.4
Alberta	667,350	601,311	11.0	5.4	-4.5	20.4	36.4	-40.4
British Columbia	227,114	518,287	-56.2	-1.1	121.3	-26.1	-1.5	14.6
Yukon Territory	1,605	337	376.3	-82.5	-73.9	-0.9	187.9	-8.2
Northwest Territories	214	1,361	-84.3	-9.9	-67.9	-18.2	787.8	-83.8
Nunavut	1,103	300	267.7	...	-100.0	-99.5	-81.8	392.5

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

	2006 December ^p	2006 November ^r	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
Canada	3,479,281	3,665,785	-5.1	-1.5	7.2	-3.9	5.4	5.9
Newfoundland and Labrador	31,641	27,269	16.0	-3.0	32.5	-30.2	-2.3	20.6
Prince Edward Island	9,750	10,934	-10.8	-17.4	32.9	-7.4	12.3	-26.6
Nova Scotia	84,115	82,331	2.2	-9.0	34.2	7.8	34.4	-32.3
New Brunswick	36,741	42,358	-13.3	-8.2	31.1	-18.8	10.5	-4.4
Quebec	650,573	647,351	0.5	-16.2	19.6	-0.8	-2.1	7.4
Ontario	1,229,962	1,134,607	8.4	-10.7	8.3	-11.2	11.0	8.4
Manitoba	72,468	77,662	-6.7	18.0	-1.0	-0.6	-5.3	-0.1
Saskatchewan	46,939	46,429	1.1	-14.8	8.9	30.5	22.7	-18.5
Alberta	690,307	686,131	0.6	-7.7	0.6	0.2	-2.9	25.3
British Columbia	620,676	898,708	-30.9	42.3	-3.8	1.8	10.7	-9.1
Yukon Territory	2,376	1,798	32.1	-48.5	-11.2	68.0	-4.1	-31.1
Northwest Territories	238	1,022	-76.7	-6.5	-55.1	-15.3	39.5	-49.7
Nunavut	3,495	9,185	-61.9	637.8	-0.4	-39.0	199.7	-93.7

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

	2006 December ^p	2006 November ^r	December to November	November to October	October to September	September to August	August to July	July to June
	units		percentage change					
Canada	217,380	251,724	-13.6	1.5	3.2	-1.6	4.0	3.8
Newfoundland and Labrador	2,616	1,992	31.3	0.0	30.7	-34.9	1.6	20.8
Prince Edward Island	828	1,068	-22.5	0.0	15.6	-7.2	38.3	-40.0
Nova Scotia	6,072	7,392	-17.9	-0.8	17.8	34.4	33.3	-39.9
New Brunswick	3,036	4,140	-26.7	-9.7	37.9	-24.3	14.0	-10.1
Quebec	47,352	49,932	-5.2	-20.7	35.3	-7.3	4.1	0.1
Ontario	70,188	67,368	4.2	-8.6	1.3	-5.1	3.4	11.4
Manitoba	5,760	7,536	-23.6	57.4	-9.5	1.1	-2.2	1.8
Saskatchewan	3,852	3,648	5.6	-29.3	6.4	65.6	38.6	-30.2
Alberta	43,656	50,460	-13.5	6.1	-18.4	7.1	-7.1	22.3
British Columbia	33,708	57,384	-41.3	50.1	-4.0	-4.4	17.6	-13.8
Yukon Territory	96	168	-42.9	-39.1	-25.8	121.4	-17.6	-22.7
Northwest Territories	60	108	-44.4	12.5	0.0	-11.1	125.0	-63.6
Nunavut	156	528	-70.5	450.0	33.3	-25.0	166.7	-91.9

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

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Canada									
November ^r	9,685	11,292	20,977	3,665,785	496,400	1,464,837	653,544	2,614,781	6,280,566
December ^p	10,163	7,952	18,115	3,479,281	456,931	1,441,584	409,978	2,308,493	5,787,774
Cumulative Jan. - Dec. 2006	120,473	114,686	235,159	41,386,618	4,586,553	14,491,069	6,359,104	25,436,726	66,823,344
Cumulative Jan. - Dec. 2005	121,784	117,254	239,038	38,743,710	3,995,700	11,974,008	6,042,263	22,011,971	60,755,681
Newfoundland and Labrador									
November ^r	141	25	166	27,269	68,526	5,487	432	74,445	101,714
December ^p	165	53	218	31,641	734	6,520	1,161	8,415	40,056
Cumulative Jan. - Dec. 2006	1,732	448	2,180	341,883	82,415	111,320	28,275	222,010	563,893
Cumulative Jan. - Dec. 2005	1,762	411	2,173	330,450	45,775	94,398	23,516	163,689	494,139
Prince Edward Island									
November ^r	64	25	89	10,934	391	927	1,755	3,073	14,007
December ^p	69	0	69	9,750	2,227	923	80	3,230	12,980
Cumulative Jan. - Dec. 2006	752	206	958	130,366	20,664	33,669	26,220	80,553	210,919
Cumulative Jan. - Dec. 2005	699	371	1,070	131,628	29,420	75,789	7,149	112,358	243,986
Nova Scotia									
November ^r	263	353	616	82,331	3,324	22,032	1,172	26,528	108,859
December ^p	283	223	506	84,115	3,134	48,502	1,752	53,388	137,503
Cumulative Jan. - Dec. 2006	3,205	2,829	6,034	891,585	84,361	293,309	50,981	428,651	1,320,236
Cumulative Jan. - Dec. 2005	3,344	1,897	5,241	782,984	71,988	274,823	58,486	405,297	1,188,281
New Brunswick									
November ^r	207	138	345	42,358	9,179	21,944	45,092	76,215	118,573
December ^p	182	71	253	36,741	940	19,666	9,120	29,726	66,467
Cumulative Jan. - Dec. 2006	2,550	1,658	4,208	512,063	56,172	209,472	174,260	439,904	951,967
Cumulative Jan. - Dec. 2005	2,850	1,211	4,061	479,591	61,207	201,652	86,590	349,449	829,040
Quebec									
November ^r	1,789	2,372	4,161	647,351	77,777	147,662	85,811	311,250	958,601
December ^p	2,123	1,823	3,946	650,573	71,013	270,551	102,908	444,472	1,095,045
Cumulative Jan. - Dec. 2006	22,063	27,276	49,339	7,784,463	844,415	2,201,089	1,125,367	4,170,871	11,955,334
Cumulative Jan. - Dec. 2005	24,367	28,489	52,856	7,888,574	867,794	1,837,727	729,663	3,435,184	11,323,758
Ontario									
November ^r	3,218	2,396	5,614	1,134,607	210,675	445,153	234,723	890,551	2,025,158
December ^p	3,346	2,503	5,849	1,229,962	201,137	414,259	183,492	798,888	2,028,850
Cumulative Jan. - Dec. 2006	38,626	33,765	72,391	14,372,840	1,893,296	4,790,421	2,377,942	9,061,659	23,434,499
Cumulative Jan. - Dec. 2005	41,829	42,973	84,802	14,926,380	1,555,897	4,630,397	2,990,711	9,177,005	24,103,385
Manitoba									
November ^r	292	336	628	77,662	4,557	26,468	30,025	61,050	138,712
December ^p	318	162	480	72,468	1,243	30,520	12,880	44,643	117,111
Cumulative Jan. - Dec. 2006	3,538	2,141	5,679	833,536	101,787	298,837	164,927	565,551	1,399,087
Cumulative Jan. - Dec. 2005	3,655	1,077	4,732	695,024	60,552	273,612	99,328	433,492	1,128,516
Saskatchewan									
November ^r	240	64	304	46,429	3,852	40,315	5,906	50,073	96,502
December ^p	198	123	321	46,939	579	20,006	7,760	28,345	75,284
Cumulative Jan. - Dec. 2006	2,376	954	3,330	489,582	89,648	294,963	267,747	652,358	1,141,940
Cumulative Jan. - Dec. 2005	1,896	1,026	2,922	397,216	85,945	276,257	147,846	510,048	907,264
Alberta									
November ^r	2,402	1,803	4,205	686,131	70,335	389,376	141,600	601,311	1,287,442
December ^p	2,380	1,258	3,638	690,307	159,237	470,865	37,248	667,350	1,357,657
Cumulative Jan. - Dec. 2006	30,964	20,277	51,241	8,272,554	1,052,855	3,634,215	1,023,226	5,710,296	13,982,850
Cumulative Jan. - Dec. 2005	26,629	16,553	43,182	6,048,375	858,607	2,379,662	900,401	4,138,670	10,187,045

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									
November ^r	1,047	3,735	4,782	898,708	47,263	364,507	106,517	518,287	1,416,995
December ^p	1,083	1,726	2,809	620,676	16,687	158,442	51,985	227,114	847,790
Cumulative Jan. - Dec. 2006	14,369	24,955	39,324	7,668,573	358,196	2,576,109	1,067,410	4,001,715	11,670,288
Cumulative Jan. - Dec. 2005	14,387	23,066	37,453	6,978,964	346,203	1,886,404	979,529	3,212,136	10,191,100
Yukon Territory									
November ^r	12	2	14	1,798	0	76	261	337	2,135
December ^p	6	2	8	2,376	0	13	1,592	1,605	3,981
Cumulative Jan. - Dec. 2006	203	46	249	38,246	1,017	23,824	33,666	58,507	96,753
Cumulative Jan. - Dec. 2005	260	77	337	46,012	4,209	9,129	17,910	31,248	77,260
Northwest Territories									
November ^r	9	0	9	1,022	471	890	0	1,361	2,383
December ^p	5	0	5	238	0	214	0	214	452
Cumulative Jan. - Dec. 2006	70	16	86	17,805	1,429	11,029	7,823	20,281	38,086
Cumulative Jan. - Dec. 2005	93	52	145	27,587	7,166	32,846	1,130	41,142	68,729
Nunavut									
November ^r	1	43	44	9,185	50	0	250	300	9,485
December ^p	5	8	13	3,495	0	1,103	0	1,103	4,598
Cumulative Jan. - Dec. 2006	25	115	140	33,122	298	12,812	11,260	24,370	57,492
Cumulative Jan. - Dec. 2005	13	51	64	10,925	937	1,312	4	2,253	13,178

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									
November ^r	20	209	229	23,774	1,262	16,104	284	17,650	41,424
December ^p	31	3	34	4,776	2,680	4,681	0	7,361	12,137
Cumulative Jan. - Dec. 2006	448	825	1,273	160,449	37,800	52,042	103,535	193,377	353,826
Cumulative Jan. - Dec. 2005	585	528	1,113	158,120	29,114	26,481	91,776	147,371	305,491
Calgary, Alberta									
November ^r	694	771	1,465	246,878	8,266	187,847	47,727	243,840	490,718
December ^p	646	608	1,254	235,955	9,336	262,979	9,073	281,388	517,343
Cumulative Jan. - Dec. 2006	10,252	8,729	18,981	3,042,384	148,514	1,736,811	558,220	2,443,545	5,485,929
Cumulative Jan. - Dec. 2005	9,746	5,919	15,665	2,328,631	171,117	1,036,077	385,520	1,592,714	3,921,345
Edmonton, Alberta									
November ^r	685	536	1,221	187,574	11,635	130,251	58,953	200,839	388,413
December ^p	745	283	1,028	206,847	6,254	93,854	7,207	107,315	314,162
Cumulative Jan. - Dec. 2006	9,427	5,433	14,860	2,505,117	171,507	750,542	188,651	1,110,700	3,615,817
Cumulative Jan. - Dec. 2005	8,333	6,401	14,734	1,914,838	153,223	512,145	332,084	997,452	2,912,290
Greater Sudbury / Grand Sudbury, Ontario									
November ^r	35	4	39	9,419	2,851	3,295	3,839	9,985	19,404
December ^p	19	0	19	4,121	8,101	1,912	0	10,013	14,134
Cumulative Jan. - Dec. 2006	442	22	464	96,389	37,311	37,265	61,259	135,835	232,224
Cumulative Jan. - Dec. 2005	416	11	427	78,117	15,128	43,006	37,778	95,912	174,029
Halifax, Nova Scotia									
November ^r	106	304	410	47,607	472	12,150	594	13,216	60,823
December ^p	123	221	344	54,123	100	42,418	180	42,698	96,821
Cumulative Jan. - Dec. 2006	1,197	2,132	3,329	467,262	38,111	190,396	10,310	238,817	706,079
Cumulative Jan. - Dec. 2005	1,320	1,345	2,665	391,246	25,579	141,671	25,964	193,214	584,460
Hamilton, Ontario									
November ^r	216	119	335	59,060	7,311	16,465	40,273	64,049	123,109
December ^p	95	159	254	49,433	2,058	7,433	5,274	14,765	64,198
Cumulative Jan. - Dec. 2006	1,768	1,593	3,361	618,275	50,001	159,622	141,728	351,351	969,626
Cumulative Jan. - Dec. 2005	1,434	2,036	3,470	620,475	30,629	277,282	177,483	485,394	1,105,869
Kingston, Ontario									
November ^r	35	54	89	11,272	124	29,801	1,074	30,999	42,271
December ^p	26	4	30	4,196	7,046	38,301	5,739	51,086	55,282
Cumulative Jan. - Dec. 2006	467	282	749	115,185	21,605	112,836	47,841	182,282	297,467
Cumulative Jan. - Dec. 2005	586	325	911	121,492	7,080	43,933	18,900	69,913	191,405
Kitchener, Ontario									
November ^r	57	10	67	15,961	9,253	24,592	22,121	55,966	71,927
December ^p	90	122	212	35,586	3,834	12,271	4,311	20,416	56,002
Cumulative Jan. - Dec. 2006	1,432	1,525	2,957	482,392	80,499	222,346	108,617	411,462	893,854
Cumulative Jan. - Dec. 2005	2,079	1,658	3,737	572,737	56,265	205,073	90,586	351,924	924,661
London, Ontario									
November ^r	151	99	250	39,510	9,272	4,195	27,260	40,727	80,237
December ^p	141	324	465	65,760	1,900	1,913	49,976	53,789	119,549
Cumulative Jan. - Dec. 2006	1,989	2,133	4,122	614,142	39,461	143,706	162,720	345,887	960,029
Cumulative Jan. - Dec. 2005	1,988	1,360	3,348	489,017	67,888	162,516	97,397	327,801	816,818
Montréal, Quebec									
November ^r	678	1,242	1,920	320,007	43,413	74,316	16,977	134,706	454,713
December ^p	817	1,108	1,925	314,557	24,600	158,592	20,905	204,097	518,654
Cumulative Jan. - Dec. 2006	8,341	15,767	24,108	3,881,184	364,192	1,199,950	557,346	2,121,488	6,002,672
Cumulative Jan. - Dec. 2005	9,818	17,549	27,367	4,095,172	446,895	948,769	342,875	1,738,539	5,833,711

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			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units				thousands of dollars				
Oshawa, Ontario									
November ^r	152	9	161	39,365	21,259	13,720	2,587	37,566	76,931
December ^p	93	10	103	23,821	80	3,634	294	4,008	27,829
Cumulative Jan. - Dec. 2006	1,816	1,155	2,971	571,437	126,348	119,027	31,776	277,151	848,588
Cumulative Jan. - Dec. 2005	2,016	999	3,015	598,229	72,595	179,545	64,170	316,310	914,539
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
November ^r	254	337	591	85,832	1,118	39,368	9,202	49,688	135,520
December ^p	107	266	373	63,943	1,821	20,141	6,016	27,978	91,921
Cumulative Jan. - Dec. 2006	2,399	2,754	5,153	848,480	33,105	453,021	320,996	807,122	1,655,602
Cumulative Jan. - Dec. 2005	2,429	2,746	5,175	876,432	33,401	353,949	566,801	954,151	1,830,583
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
November ^r	68	369	437	41,772	202	3,007	428	3,637	45,409
December ^p	124	67	191	25,863	56	5,657	2,389	8,102	33,965
Cumulative Jan. - Dec. 2006	1,177	2,230	3,407	410,533	8,914	57,930	39,980	106,824	517,357
Cumulative Jan. - Dec. 2005	1,374	773	2,147	313,275	10,774	71,225	17,906	99,905	413,180
Québec, Quebec									
November ^r	168	160	328	44,909	4,012	17,808	2,943	24,763	69,672
December ^p	209	73	282	43,487	31,091	20,700	58,518	110,309	153,796
Cumulative Jan. - Dec. 2006	2,286	2,476	4,762	682,835	86,353	290,944	153,703	531,000	1,213,835
Cumulative Jan. - Dec. 2005	2,685	3,508	6,193	824,204	53,280	264,153	63,294	380,727	1,204,931
Regina, Saskatchewan									
November ^r	72	42	114	15,740	2,020	9,558	897	12,475	28,215
December ^p	69	32	101	16,081	185	3,597	5,246	9,028	25,109
Cumulative Jan. - Dec. 2006	816	279	1,095	161,235	32,728	75,366	102,546	210,640	371,875
Cumulative Jan. - Dec. 2005	608	467	1,075	128,947	10,384	97,533	42,426	150,343	279,290
Saguenay, Quebec									
November ^r	12	22	34	3,690	475	3,728	18,769	22,972	26,662
December ^p	6	2	8	1,549	35	1,263	0	1,298	2,847
Cumulative Jan. - Dec. 2006	283	304	587	86,200	32,161	27,714	45,582	105,457	191,657
Cumulative Jan. - Dec. 2005	288	208	496	85,342	26,849	27,796	21,409	76,054	161,396
Saint John, New Brunswick									
November ^r	49	59	108	9,838	6,748	4,382	12	11,142	20,980
December ^p	29	1	30	6,232	484	3,245	325	4,054	10,286
Cumulative Jan. - Dec. 2006	502	256	758	101,509	26,734	32,781	22,138	81,653	183,162
Cumulative Jan. - Dec. 2005	524	90	614	87,107	15,336	32,006	11,341	58,683	145,790
Saskatoon, Saskatchewan									
November ^r	117	5	122	16,410	746	3,804	657	5,207	21,617
December ^p	65	83	148	17,001	394	10,222	2,140	12,756	29,757
Cumulative Jan. - Dec. 2006	971	520	1,491	187,046	28,682	123,351	79,525	231,558	418,604
Cumulative Jan. - Dec. 2005	748	392	1,140	152,025	62,766	96,747	53,432	212,945	364,970
Sherbrooke, Quebec									
November ^r	50	42	92	12,674	121	8,227	1,426	9,774	22,448
December ^p	30	39	69	9,470	143	1,924	473	2,540	12,010
Cumulative Jan. - Dec. 2006	516	1,005	1,521	185,184	8,436	54,136	52,342	114,914	300,098
Cumulative Jan. - Dec. 2005	614	454	1,068	150,458	13,451	40,514	24,563	78,528	228,986
St. Catharines-Niagara, Ontario									
November ^r	79	76	155	31,641	2,707	9,019	116	11,842	43,483
December ^p	61	27	88	18,585	789	9,004	78	9,871	28,456
Cumulative Jan. - Dec. 2006	893	538	1,431	299,625	52,189	96,430	67,981	216,600	516,225
Cumulative Jan. - Dec. 2005	1,041	399	1,440	278,615	20,018	119,306	83,721	223,045	501,660

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									
November ^r	86	22	108	17,096	65,496	4,002	402	69,900	86,996
December ^p	98	53	151	23,316	14	4,831	1,161	6,006	29,322
Cumulative Jan. - Dec. 2006	1,128	360	1,488	233,283	72,624	80,978	15,762	169,364	402,647
Cumulative Jan. - Dec. 2005	1,134	344	1,478	227,203	38,497	68,704	8,817	116,018	343,221
Thunder Bay, Ontario									
November ^r	18	2	20	3,322	24	1,418	841	2,283	5,605
December ^p	13	0	13	2,781	461	6,794	4,752	12,007	14,788
Cumulative Jan. - Dec. 2006	164	84	248	42,565	6,870	27,829	23,264	57,963	100,528
Cumulative Jan. - Dec. 2005	205	83	288	48,702	15,530	30,794	25,917	72,241	120,943
Toronto, Ontario									
November ^r	1,232	1,227	2,459	550,638	84,459	201,808	86,902	373,169	923,807
December ^p	1,737	1,085	2,822	657,751	100,521	215,837	49,333	365,691	1,023,442
Cumulative Jan. - Dec. 2006	14,489	19,712	34,201	7,182,151	746,318	2,364,608	784,647	3,895,573	11,077,724
Cumulative Jan. - Dec. 2005	14,210	29,428	43,638	7,494,558	677,405	2,153,946	1,051,273	3,882,624	11,377,182
Trois-Rivières, Quebec									
November ^r	38	52	90	11,497	2,625	1,564	258	4,447	15,944
December ^p	73	25	98	14,326	2,614	29,668	5,336	37,618	51,944
Cumulative Jan. - Dec. 2006	398	681	1,079	138,885	38,337	81,658	27,728	147,723	286,608
Cumulative Jan. - Dec. 2005	455	539	994	135,716	22,506	30,273	6,717	59,496	195,212
Vancouver, British Columbia									
November ^r	388	2,910	3,298	611,053	33,534	274,599	63,177	371,310	982,363
December ^p	326	1,068	1,394	309,770	8,135	88,185	34,986	131,306	441,076
Cumulative Jan. - Dec. 2006	5,361	16,062	21,423	4,207,956	172,413	1,711,667	534,674	2,418,754	6,626,710
Cumulative Jan. - Dec. 2005	5,173	14,843	20,016	3,969,180	148,198	1,099,029	434,577	1,681,804	5,650,984
Victoria, British Columbia									
November ^r	64	113	177	37,127	545	5,596	2,459	8,600	45,727
December ^p	83	76	159	32,805	382	8,776	1,467	10,625	43,430
Cumulative Jan. - Dec. 2006	1,045	1,602	2,647	553,700	11,892	106,337	106,470	224,699	778,399
Cumulative Jan. - Dec. 2005	1,149	1,158	2,307	433,833	9,103	183,803	93,509	286,415	720,248
Windsor, Ontario									
November ^r	31	6	37	7,740	1,094	6,602	6,980	14,676	22,416
December ^p	25	44	69	6,862	257	4,002	1,180	5,439	12,301
Cumulative Jan. - Dec. 2006	624	417	1,041	213,450	77,264	92,250	101,643	271,157	484,607
Cumulative Jan. - Dec. 2005	1,140	353	1,493	261,789	61,639	88,324	108,022	257,985	519,774
Winnipeg, Manitoba									
November ^r	177	320	497	55,113	1,629	15,118	29,772	46,519	101,632
December ^p	183	160	343	47,090	951	27,114	3,241	31,306	78,396
Cumulative Jan. - Dec. 2006	1,969	1,736	3,705	519,425	56,973	198,054	138,348	393,375	912,800
Cumulative Jan. - Dec. 2005	2,042	681	2,723	400,595	21,916	192,121	73,958	287,995	688,590

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							
November r	8,758	31	1,052	1,893	7,427	519	19,680
December p	6,398	17	682	1,639	5,387	290	14,413
Cumulative Jan. - Dec. 2006	118,408	660	11,002	21,694	75,772	5,069	232,605
Cumulative Jan. - Dec. 2005	121,018	701	11,532	23,189	77,800	4,790	239,030
Newfoundland and Labrador							
November r	103	0	2	0	17	4	126
December p	67	0	0	1	43	0	111
Cumulative Jan. - Dec. 2006	1,613	9	70	57	263	58	2,070
Cumulative Jan. - Dec. 2005	1,747	12	38	17	341	16	2,171
Prince Edward Island							
November r	45	3	6	3	15	1	73
December p	27	3	0	0	0	0	30
Cumulative Jan. - Dec. 2006	636	68	40	3	152	11	910
Cumulative Jan. - Dec. 2005	647	51	62	7	290	13	1,070
Nova Scotia							
November r	214	7	8	0	318	27	574
December p	149	1	0	11	212	0	373
Cumulative Jan. - Dec. 2006	2,945	77	138	106	2,495	96	5,857
Cumulative Jan. - Dec. 2005	3,236	103	143	163	1,491	105	5,241
New Brunswick							
November r	153	1	32	17	76	13	292
December p	76	0	7	0	44	20	147
Cumulative Jan. - Dec. 2006	2,364	67	327	146	1,023	164	4,091
Cumulative Jan. - Dec. 2005	2,751	99	183	114	822	93	4,062
Quebec							
November r	1,648	8	270	119	2,350	184	4,579
December p	1,169	4	185	42	1,609	89	3,098
Cumulative Jan. - Dec. 2006	21,817	227	2,356	1,548	21,079	2,241	49,268
Cumulative Jan. - Dec. 2005	24,107	246	2,614	1,155	22,692	2,042	52,856
Ontario							
November r	2,859	9	444	1,063	894	99	5,368
December p	2,233	5	254	1,007	1,048	95	4,642
Cumulative Jan. - Dec. 2006	38,363	122	3,992	11,262	16,402	1,482	71,623
Cumulative Jan. - Dec. 2005	41,692	124	4,858	13,573	22,537	2,021	84,805
Manitoba							
November r	228	1	0	0	328	8	565
December p	174	0	2	0	160	0	336
Cumulative Jan. - Dec. 2006	3,459	22	49	213	1,867	14	5,624
Cumulative Jan. - Dec. 2005	3,640	12	86	109	863	20	4,730
Saskatchewan							
November r	227	0	10	26	27	1	291
December p	116	0	8	12	101	2	239
Cumulative Jan. - Dec. 2006	2,362	4	94	270	476	115	3,321
Cumulative Jan. - Dec. 2005	1,885	6	116	209	688	15	2,919
Alberta							
November r	2,360	1	205	296	935	81	3,878
December p	1,742	2	187	187	786	6	2,910
Cumulative Jan. - Dec. 2006	30,409	35	3,085	3,272	13,538	191	50,530
Cumulative Jan. - Dec. 2005	26,604	24	2,794	2,692	10,987	80	43,181
British Columbia							
November r	908	1	73	369	2,424	101	3,876
December p	638	2	35	374	1,383	78	2,510
Cumulative Jan. - Dec. 2006	14,156	26	825	4,799	18,350	689	38,845
Cumulative Jan. - Dec. 2005	14,357	13	630	5,132	16,938	382	37,452

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							
November ^r	7	0	2	0	0	0	9
December ^p	1	0	2	0	0	0	3
Cumulative Jan. - Dec. 2006	194	3	24	0	18	6	245
Cumulative Jan. - Dec. 2005	247	11	8	0	66	3	335
Northwest Territories							
November ^r	5	0	0	0	0	0	5
December ^p	1	0	0	0	0	0	1
Cumulative Jan. - Dec. 2006	65	0	0	0	16	0	81
Cumulative Jan. - Dec. 2005	92	0	0	18	34	0	144
Nunavut							
November ^r	1	0	0	0	43	0	44
December ^p	5	0	2	5	1	0	13
Cumulative Jan. - Dec. 2006	25	0	2	18	93	2	140
Cumulative Jan. - Dec. 2005	13	0	0	0	51	0	64

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	18	0	0	0	3	0	21
Calgary, Alberta	518	0	78	124	328	4	1,052
Edmonton, Alberta	597	0	75	63	111	0	846
Greater Sudbury / Grand Sudbury, Ontario	14	0	0	0	0	0	14
Halifax, Nova Scotia	78	0	0	11	210	0	299
Hamilton, Ontario	68	0	0	30	124	1	223
Kingston, Ontario	18	1	0	4	0	0	23
Kitchener, Ontario	65	0	32	73	2	12	184
London, Ontario	100	0	6	8	300	2	416
Montréal, Quebec	547	0	57	17	1,226	49	1,896
Oshawa, Ontario	67	0	0	10	0	0	77
Ottawa-Gatineau, Ontario/Quebec	159	1	56	145	139	1	501
Ottawa-Gatineau, Ontario part, Ontario/Quebec	77	0	4	133	122	0	336
Ottawa-Gatineau, Quebec part, Ontario/Quebec	82	1	52	12	17	1	165
Québec, Quebec	140	0	26	7	52	4	229
Regina, Saskatchewan	51	0	0	0	32	0	83
Saguenay, Quebec	4	0	0	0	0	2	6
Saint John, New Brunswick	14	0	1	0	0	0	15
Saskatoon, Saskatchewan	48	0	4	12	65	2	131
Sherbrooke, Quebec	20	0	6	0	39	2	67
St. Catharines-Niagara, Ontario	44	0	2	24	0	0	70
St. John's, Newfoundland and Labrador	58	0	0	1	43	0	102
Thunder Bay, Ontario	9	0	0	0	0	0	9
Toronto, Ontario	1,248	0	170	588	280	17	2,303
Trois-Rivières, Quebec	49	0	0	6	20	5	80
Vancouver, British Columbia	188	0	16	296	849	40	1,389
Victoria, British Columbia	47	0	2	14	44	26	133
Windsor, Ontario	18	0	4	0	0	39	61
Winnipeg, Manitoba	128	0	2	0	158	0	288

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	445	0	0	82	682	1	1,210
Calgary, Alberta	10,054	0	1,056	1,512	6,024	140	18,786
Edmonton, Alberta	9,334	0	1,440	902	2,998	26	14,700
Greater Sudbury / Grand Sudbury, Ontario	465	2	6	0	18	0	491
Halifax, Nova Scotia	1,174	8	60	78	1,962	34	3,316
Hamilton, Ontario	1,767	0	118	921	438	56	3,300
Kingston, Ontario	488	6	24	72	188	12	790
Kitchener, Ontario	1,454	0	209	562	406	378	3,009
London, Ontario	1,998	0	49	521	1,405	100	4,073
Montréal, Quebec	8,295	1	735	563	13,191	1,330	24,115
Oshawa, Ontario	1,828	0	160	440	491	5	2,924
Ottawa-Gatineau, Ontario/Quebec	3,612	7	798	2,098	1,868	108	8,491
Ottawa-Gatineau, Ontario part, Ontario/Quebec	2,460	0	331	1,707	668	62	5,228
Ottawa-Gatineau, Quebec part, Ontario/Quebec	1,152	7	467	391	1,200	46	3,263
Québec, Quebec	2,344	5	361	253	1,630	229	4,822
Regina, Saskatchewan	800	0	12	168	99	0	1,079
Saguenay, Quebec	299	5	16	16	194	93	623
Saint John, New Brunswick	461	17	7	46	158	45	734
Saskatoon, Saskatchewan	986	0	68	88	254	110	1,506
Sherbrooke, Quebec	528	2	46	0	836	33	1,445
St. Catharines-Niagara, Ontario	910	0	104	181	242	14	1,451
St. John's, Newfoundland and Labrador	1,059	1	60	46	210	44	1,420
Thunder Bay, Ontario	168	0	2	4	70	2	246
Toronto, Ontario	14,348	0	2,473	5,532	10,743	463	33,559
Trois-Rivières, Quebec	390	0	46	58	470	70	1,034
Vancouver, British Columbia	5,281	1	333	3,265	11,851	366	21,097
Victoria, British Columbia	1,024	1	53	219	1,185	156	2,638
Windsor, Ontario	642	0	51	75	226	43	1,037
Winnipeg, Manitoba	1,953	0	33	202	1,498	4	3,690

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					
November ^r	3,508,860	514,286	1,443,581	737,441	6,204,168
December ^p	2,545,314	434,056	1,234,664	350,211	4,564,245
Cumulative Jan. - Dec. 2006	41,014,248	4,528,162	14,420,363	6,258,235	66,221,008
Cumulative Jan. - Dec. 2005	38,743,704	3,995,701	11,974,003	6,042,263	60,755,671
Newfoundland and Labrador					
November ^r	20,183	68,526	9,653	432	98,794
December ^p	15,400	734	4,644	1,161	21,939
Cumulative Jan. - Dec. 2006	326,604	82,415	101,334	28,275	538,628
Cumulative Jan. - Dec. 2005	330,451	45,775	94,397	23,516	494,139
Prince Edward Island					
November ^r	9,133	391	927	1,755	12,206
December ^p	4,477	2,227	923	80	7,707
Cumulative Jan. - Dec. 2006	126,260	20,664	33,669	26,220	206,813
Cumulative Jan. - Dec. 2005	131,628	29,420	75,789	7,149	243,986
Nova Scotia					
November ^r	72,100	3,324	22,032	1,172	98,628
December ^p	59,934	3,134	48,502	1,752	113,322
Cumulative Jan. - Dec. 2006	863,340	84,361	293,309	50,981	1,291,991
Cumulative Jan. - Dec. 2005	782,984	71,988	274,823	58,486	1,188,281
New Brunswick					
November ^r	34,816	9,179	21,944	45,092	111,031
December ^p	17,095	940	19,666	9,120	46,821
Cumulative Jan. - Dec. 2006	493,509	56,172	209,472	174,260	933,413
Cumulative Jan. - Dec. 2005	479,589	61,207	201,652	86,590	829,038
Quebec					
November ^r	695,206	77,777	170,194	87,642	1,030,819
December ^p	441,785	71,013	250,030	69,925	832,753
Cumulative Jan. - Dec. 2006	7,779,572	844,415	2,207,484	1,071,265	11,902,736
Cumulative Jan. - Dec. 2005	7,888,573	867,794	1,837,727	729,663	11,323,757
Ontario					
November ^r	1,057,986	228,561	491,546	316,789	2,094,882
December ^p	910,591	178,262	330,162	156,708	1,575,723
Cumulative Jan. - Dec. 2006	14,246,211	1,834,905	4,807,824	2,331,175	23,220,115
Cumulative Jan. - Dec. 2005	14,926,377	1,555,898	4,630,394	2,990,711	24,103,380
Manitoba					
November ^r	66,712	4,557	22,642	30,025	123,936
December ^p	46,053	1,243	27,981	12,880	88,157
Cumulative Jan. - Dec. 2006	826,158	101,787	282,856	164,927	1,375,728
Cumulative Jan. - Dec. 2005	695,026	60,552	273,611	99,328	1,128,517
Saskatchewan					
November ^r	41,465	3,852	36,089	5,906	87,312
December ^p	28,203	579	18,860	7,760	55,402
Cumulative Jan. - Dec. 2006	488,996	89,648	287,800	267,747	1,134,191
Cumulative Jan. - Dec. 2005	397,216	85,945	276,255	147,846	907,262
Alberta					
November ^r	674,589	70,335	384,059	141,600	1,270,583
December ^p	503,477	159,237	404,119	37,248	1,104,081
Cumulative Jan. - Dec. 2006	8,151,010	1,052,855	3,657,549	1,023,226	13,884,640
Cumulative Jan. - Dec. 2005	6,048,374	858,607	2,379,663	900,401	10,187,045
British Columbia					
November ^r	825,163	47,263	283,529	106,517	1,262,472
December ^p	513,653	16,687	128,447	51,985	710,772
Cumulative Jan. - Dec. 2006	7,624,109	358,196	2,491,401	1,067,410	11,541,116
Cumulative Jan. - Dec. 2005	6,978,962	346,203	1,886,405	979,529	10,191,099

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					
November ^r	1,300	0	76	261	1,637
December ^p	913	0	13	1,592	2,518
Cumulative Jan. - Dec. 2006	37,552	1,017	23,824	33,666	96,059
Cumulative Jan. - Dec. 2005	46,012	4,209	9,129	17,910	77,260
Northwest Territories					
November ^r	1,022	471	890	0	2,383
December ^p	238	0	214	0	452
Cumulative Jan. - Dec. 2006	17,805	1,429	11,029	7,823	38,086
Cumulative Jan. - Dec. 2005	27,587	7,166	32,846	1,130	68,729
Nunavut					
November ^r	9,185	50	0	250	9,485
December ^p	3,495	0	1,103	0	4,598
Cumulative Jan. - Dec. 2006	33,122	298	12,812	11,260	57,492
Cumulative Jan. - Dec. 2005	10,925	937	1,312	4	13,178

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	3,326	2,680	4,428	0	10,434
Calgary, Alberta	181,183	9,336	242,142	9,073	441,734
Edmonton, Alberta	157,865	6,254	86,417	7,207	257,743
Greater Sudbury / Grand Sudbury, Ontario	2,942	8,087	1,636	0	12,665
Halifax, Nova Scotia	45,281	100	42,418	180	87,979
Hamilton, Ontario	40,367	2,055	6,360	5,056	53,838
Kingston, Ontario	3,072	7,034	32,770	5,501	48,377
Kitchener, Ontario	28,294	3,828	10,499	4,132	46,753
London, Ontario	54,981	1,897	1,637	47,906	106,421
Montréal, Quebec	270,575	24,600	152,362	15,573	463,110
Oshawa, Ontario	17,206	80	3,109	282	20,677
Ottawa-Gatineau, Ontario/Quebec	74,147	1,874	22,668	7,547	106,236
Ottawa-Gatineau, Ontario part, Ontario/Quebec	53,766	1,818	17,233	5,767	78,584
Ottawa-Gatineau, Quebec part, Ontario/Quebec	20,381	56	5,435	1,780	27,652
Québec, Quebec	33,652	31,091	19,887	43,592	128,222
Regina, Saskatchewan	11,183	185	3,931	5,246	20,545
Saguenay, Quebec	1,087	35	1,213	0	2,335
Saint John, New Brunswick	2,879	484	3,245	325	6,933
Saskatoon, Saskatchewan	12,510	394	11,170	2,140	26,214
Sherbrooke, Quebec	8,148	143	1,848	352	10,491
St. Catharines-Niagara, Ontario	14,301	788	7,704	75	22,868
St. John's, Newfoundland and Labrador	14,354	14	2,955	1,161	18,484
Thunder Bay, Ontario	1,992	460	5,813	4,555	12,820
Toronto, Ontario	504,484	100,351	184,670	47,289	836,794
Trois-Rivières, Quebec	10,669	2,614	28,503	3,975	45,761
Vancouver, British Columbia	293,180	8,135	83,426	34,986	419,727
Victoria, British Columbia	26,358	382	8,302	1,467	36,509
Windsor, Ontario	5,169	257	3,424	1,131	9,981
Winnipeg, Manitoba	37,150	951	25,007	3,241	66,349

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford, British Columbia	160,399	37,800	52,247	103,535	353,981
Calgary, Alberta	2,988,219	148,514	1,785,539	558,220	5,480,492
Edmonton, Alberta	2,469,399	171,507	749,126	188,651	3,578,683
Greater Sudbury / Grand Sudbury, Ontario	101,880	34,718	36,336	59,613	232,547
Halifax, Nova Scotia	462,579	38,111	190,396	10,310	701,396
Hamilton, Ontario	611,268	50,334	157,011	157,180	975,793
Kingston, Ontario	122,317	21,209	111,009	40,442	294,977
Kitchener, Ontario	484,053	78,754	215,889	107,225	885,921
London, Ontario	609,516	38,989	139,486	167,302	955,293
Montréal, Quebec	3,891,836	364,192	1,208,089	521,617	5,985,734
Oshawa, Ontario	562,619	128,111	116,327	32,016	839,073
Ottawa-Gatineau, Ontario/Quebec	1,273,110	41,620	521,782	318,468	2,154,980
Ottawa-Gatineau, Ontario part, Ontario/Quebec	861,477	32,706	462,775	284,959	1,641,917
Ottawa-Gatineau, Quebec part, Ontario/Quebec	411,633	8,914	59,007	33,509	513,063
Québec, Quebec	686,285	86,353	291,793	136,118	1,200,549
Regina, Saskatchewan	159,778	32,728	71,413	102,546	366,465
Saguenay, Quebec	91,683	32,161	29,007	48,439	201,290
Saint John, New Brunswick	97,144	26,734	32,781	22,138	178,797
Saskatoon, Saskatchewan	189,129	28,682	123,458	79,525	420,794
Sherbrooke, Quebec	175,708	8,436	54,984	60,841	299,969
St. Catharines-Niagara, Ontario	305,135	50,616	94,687	64,684	515,122
St. John's, Newfoundland and Labrador	221,815	72,624	70,992	15,762	381,193
Thunder Bay, Ontario	43,180	6,733	26,692	23,312	99,917
Toronto, Ontario	7,065,749	726,513	2,386,334	781,551	10,960,147
Trois-Rivières, Quebec	136,403	38,337	79,194	20,618	274,552
Vancouver, British Columbia	4,241,650	172,413	1,660,337	534,674	6,609,074
Victoria, British Columbia	554,158	11,892	107,523	106,470	780,043
Windsor, Ontario	206,388	73,863	96,899	98,914	476,064
Winnipeg, Manitoba	518,714	56,973	189,702	138,348	903,737

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	2,018,931	6,539	3,230	53,388	29,726	390,968	665,132
Industrial	434,056	734	2,227	3,134	940	71,013	178,262
Factories, plants	196,347	600	0	980	0	25,455	137,053
Transportation, utilities	180,343	0	1,849	0	0	32,260	15,406
Mining and agriculture	17,570	0	0	1,780	0	4,100	6,748
Minor industrial projects, new and improvements ¹	39,796	134	378	374	940	9,198	19,055
Commercial	1,234,664	4,644	923	48,502	19,666	250,030	330,162
Trade and services	223,925	850	0	8,441	10,070	44,293	96,560
Warehouses	190,033	700	500	0	2,082	37,991	28,182
Service stations	11,077	0	0	0	250	4,500	3,700
Office buildings	427,672	1,000	0	2,701	2,517	48,043	91,676
Recreation	164,670	0	0	6,000	0	65,846	53,536
Hotels, restaurants	91,732	0	0	28,335	2,257	14,286	12,858
Laboratories	13,255	0	0	0	0	12,455	0
Minor commercial projects, new and improvements ¹	112,300	2,094	423	3,025	2,490	22,616	43,650
Institutional and governmental	350,211	1,161	80	1,752	9,120	69,925	156,708
Schools, education	104,671	0	0	0	0	13,201	71,930
Hospitals, medical	73,158	0	0	0	8,129	23,506	23,490
Welfare, home	77,821	0	0	0	0	27,750	6,283
Churches, religion	19,080	0	0	0	500	850	8,742
Government buildings	54,810	1,000	0	917	325	917	37,136
Minor institutional and governmental projects, new and improvements ¹	20,671	161	80	835	166	3,701	9,127
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	42,104	27,199	600,604	197,119	1,605	214	1,103
Industrial	1,243	579	159,237	16,687	0	0	0
Factories, plants	0	0	26,207	6,052	0	0	0
Transportation, utilities	0	0	129,083	1,745	0	0	0
Mining and agriculture	0	0	0	4,942	0	0	0
Minor industrial projects, new and improvements ¹	1,243	579	3,947	3,948	0	0	0
Commercial	27,981	18,860	404,119	128,447	13	214	1,103
Trade and services	8,260	1,100	32,207	22,144	0	0	0
Warehouses	11,207	1,601	71,226	36,544	0	0	0
Service stations	0	0	827	1,800	0	0	0
Office buildings	4,955	1,652	242,405	31,873	0	0	850
Recreation	820	9,500	22,168	6,800	0	0	0
Hotels, restaurants	550	2,010	18,575	12,861	0	0	0
Laboratories	0	0	0	800	0	0	0
Minor commercial projects, new and improvements ¹	2,189	2,997	16,711	15,625	13	214	253
Institutional and governmental	12,880	7,760	37,248	51,985	1,592	0	0
Schools, education	0	2,796	14,894	1,850	0	0	0
Hospitals, medical	6,626	0	9,497	1,910	0	0	0
Welfare, home	500	0	510	42,778	0	0	0
Churches, religion	3,400	0	2,300	3,288	0	0	0
Government buildings	1,500	4,164	7,519	0	1,332	0	0
Minor institutional and governmental projects, new and improvements ¹	854	800	2,528	2,159	260	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) 951-6321 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