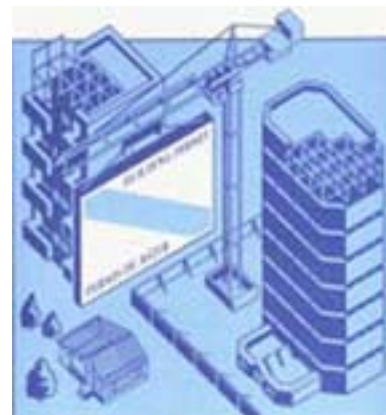


Catalogue no. 64-001-X

Building Permits

May 2010



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Building Permits

May 2010

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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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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

Municipalities issued building permits worth \$6.0 billion in May, down 10.8% from April. This decline follows two consecutive monthly increases. The value of permits in May was 13.9% higher than the level in May 2009.

Analysis – May 2010

Municipalities issued building permits worth \$6.0 billion in May, a 10.8% decline from April. The decline follows two consecutive monthly increases. The value of permits in May was 13.9% higher than the level in May 2009.

Decreases occurred in both the residential and non-residential sectors. The value of residential permits fell 5.3% to \$3.7 billion due to a decline in the single-family component.

After three months of increases, the value of non-residential permits fell 18.3% to \$2.3 billion. The value of commercial and institutional permits decreased, while the value of industrial permits rose to its highest level since September 2008.

The value of permits increased in three provinces: British Columbia, Saskatchewan and Prince Edward Island.

Non-residential sector: Declines in the commercial and institutional components

In the commercial component, the value of permits fell 35.2% to \$988 million in May following a 30.7% increase in April. Lower construction intentions were spread across a wide variety of buildings, such as office buildings, recreational, hotels and warehouses. Commercial building intentions fell in eight provinces.

Note to readers

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

The Building Permits Survey covers 2,400 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 (Ontario/Quebec) is divided into two areas: Gatineau part and Ottawa part.

Revision

Preliminary data are provided for the current reference month. Revised data, based on late responses, are updated for the previous month.

The value of permits in the institutional component fell 21.6% to \$690 million, halting three consecutive monthly increases. Lower construction intentions in educational, medical buildings and welfare homes contributed to this decline.

In the industrial component, the value of permits rose 47.1% to \$644 million, the fifth monthly increase in a row. The gains came mostly from utility buildings in Ontario and manufacturing buildings in Quebec. Industrial construction intentions rose in eight provinces.

Residential sector: Intentions down for single-family permits

A marked decline in the value of permits for single dwellings brought down intentions in the residential sector in May.

Municipalities issued \$2.3 billion worth of permits for single-family dwellings in May, down 9.2% from April. This was the second consecutive monthly decline following gains in the first three months of 2010. May's decrease was due to lower construction intentions in seven provinces.

Following an 11.4% decline in April, the value of permits for multi-family dwellings increased 2.5% to \$1.3 billion in May. This increase was mainly the result of higher construction intentions in Quebec, British Columbia and Saskatchewan.

Nationally, municipalities approved 17,124 new dwellings in May, down 4.4% from April. The decline was largely attributable to single-family dwellings, which fell 6.5% to 8,168 units. The number of multi-family units approved declined 2.4% to 8,956.

Largest declines in Alberta, Ontario and Nova Scotia

The value of building permits fell in seven provinces in May.

The largest decreases occurred in Alberta, Ontario and Nova Scotia. In all three provinces, the decline was the result of lower intentions in the non-residential sector, which had posted strong gains in April.

British Columbia and Saskatchewan posted the largest gains in May, mainly the result of increases in institutional and multi-family permits. In Prince Edward Island, the increase came from the residential sector and the institutional component in the non-residential sector.

Value of permits down in more than half of the census metropolitan areas

The total value of permits fell in 18 of the 34 census metropolitan areas in May.

The largest declines were in Edmonton, Calgary and Windsor. In Edmonton, the decrease came mainly from the commercial component following a large increase in April. Calgary posted a decrease mainly in the single-family and the commercial component. In Windsor, the decline was attributable to all components in the non-residential sector.

The largest gains occurred in Montréal, Vancouver and St. Catharines–Niagara. In Montréal, the increase came mostly from multi-family and industrial permits. In Vancouver and St. Catharines–Niagara, the increase was due mainly to higher construction intentions in the non-residential institutional component.

Chart 1
Total value of building permits

billions of dollars

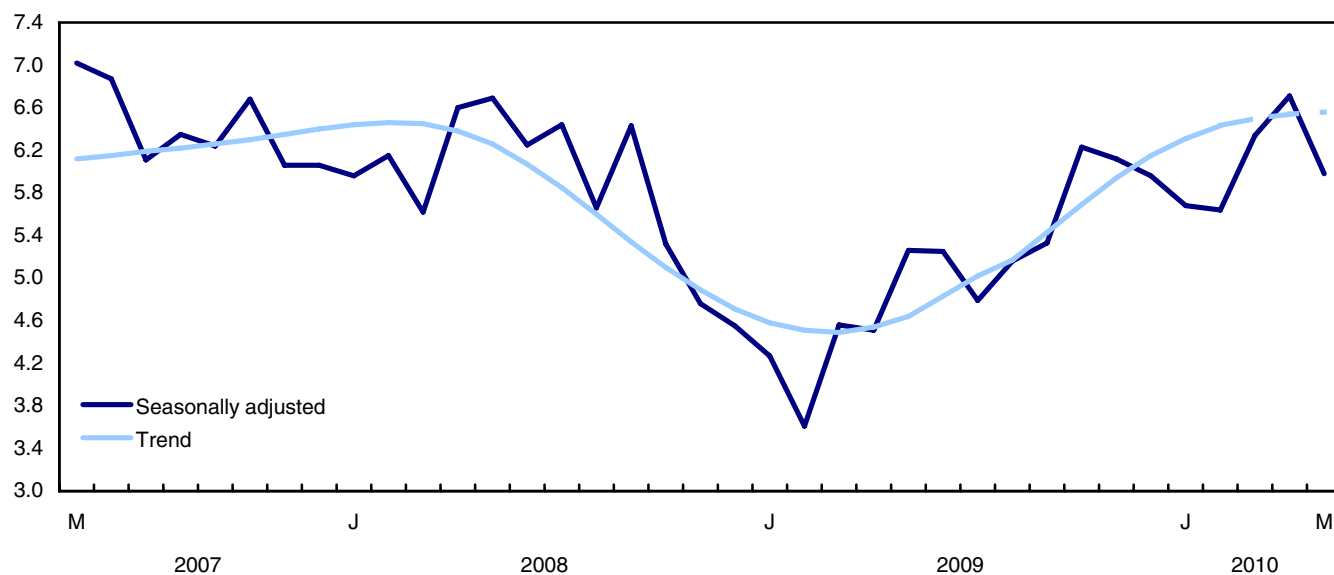


Chart 2
Residential value of building permits – Total

billions of dollars

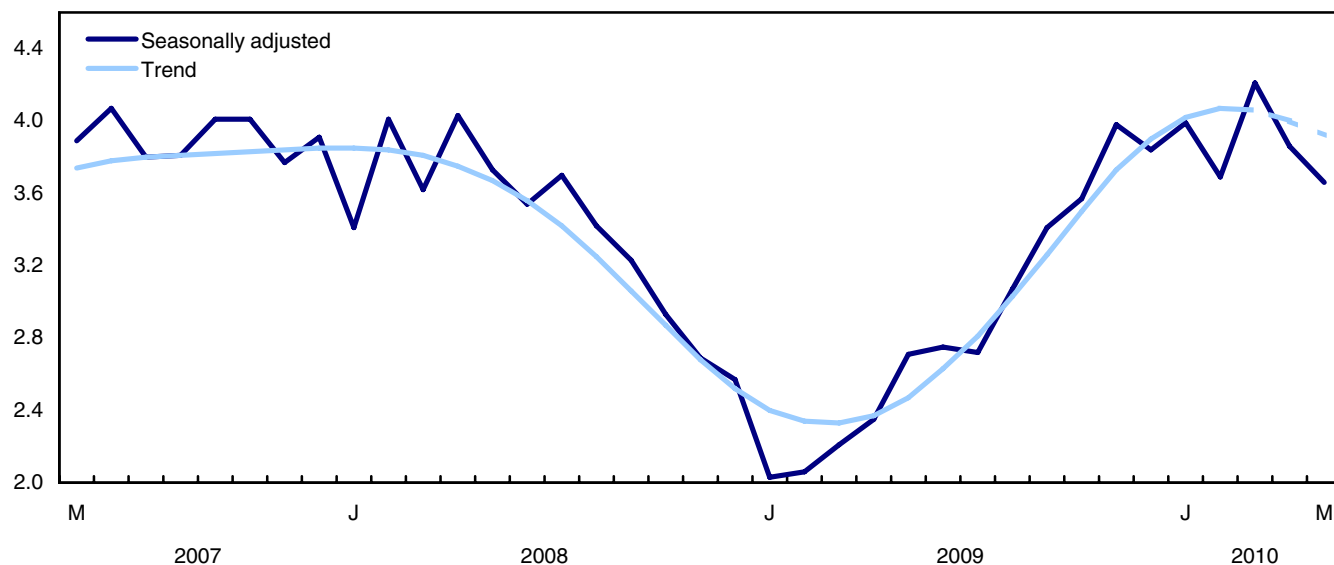


Chart 3
Number of dwelling units – Single and multiple

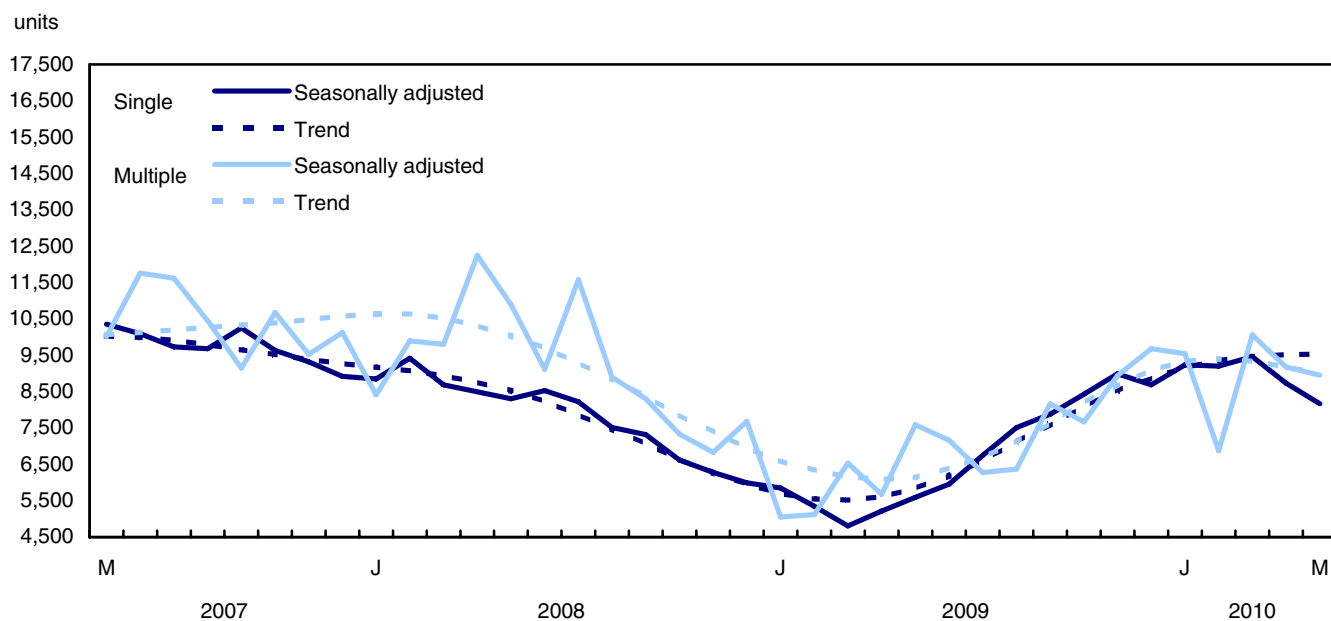


Chart 4
Non-residential value of building permits – Total

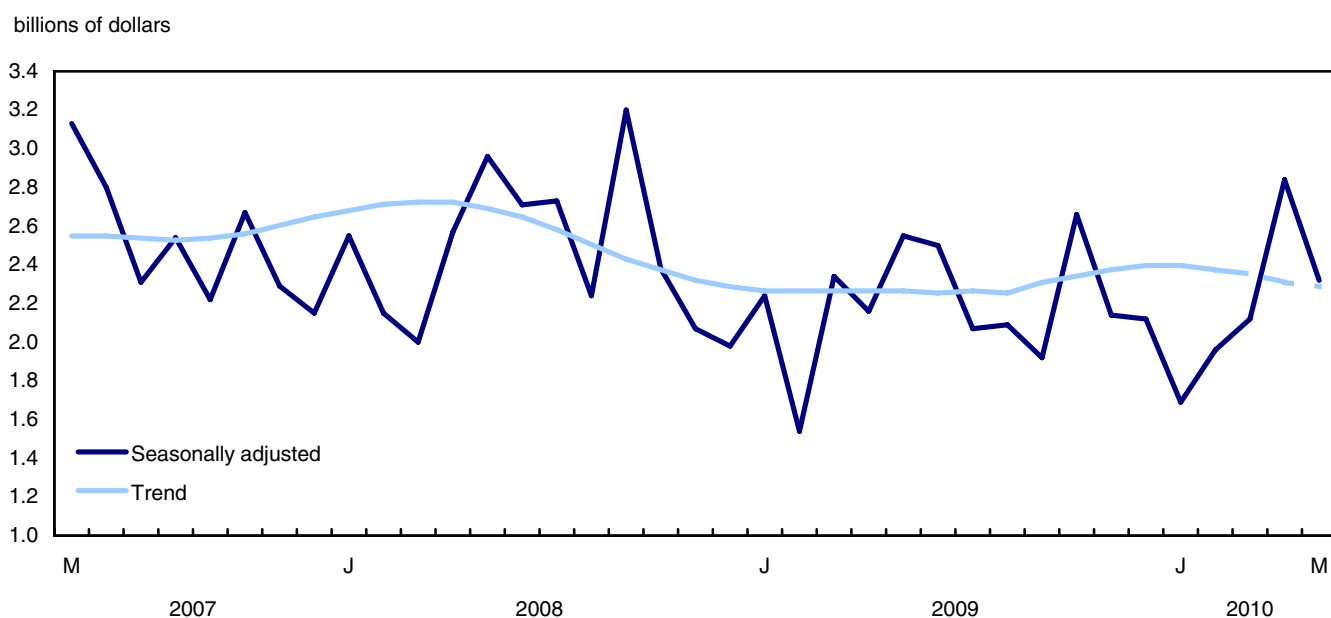


Chart 5
Commercial value of building permits

millions of dollars

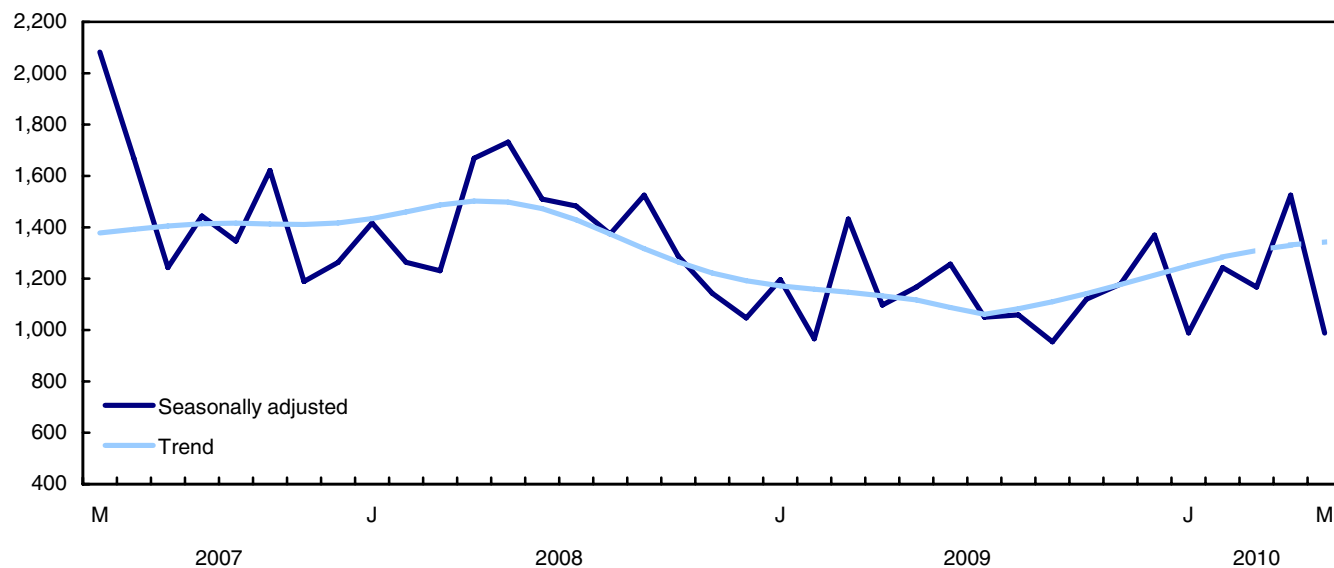


Chart 6
Industrial value of building permits

millions of dollars

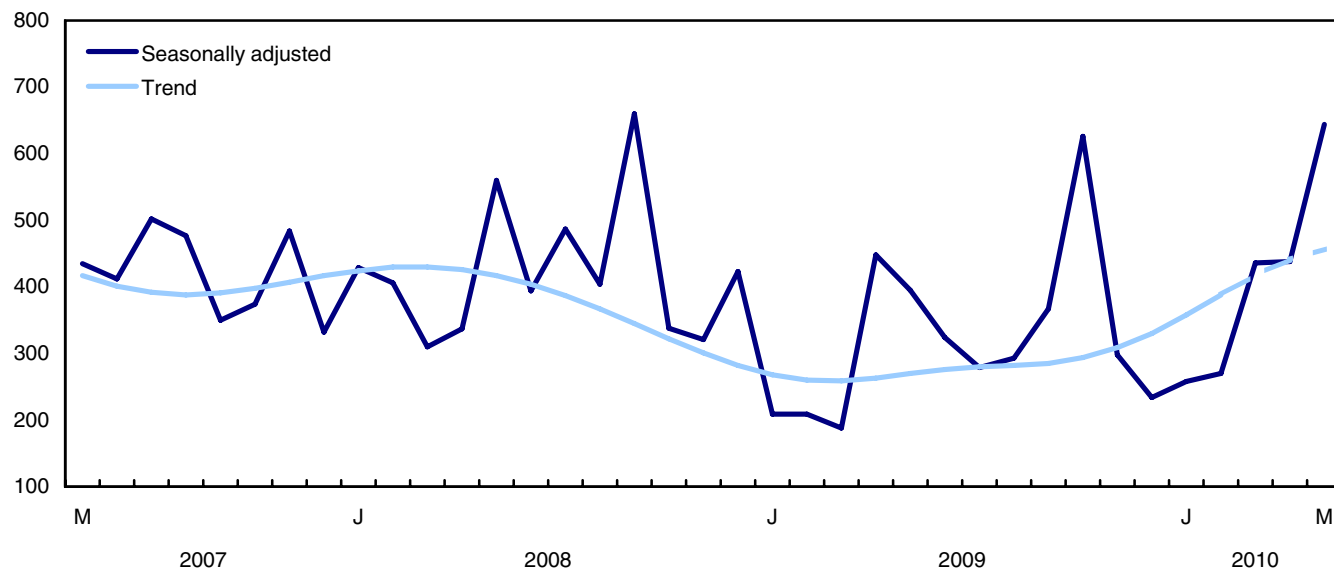
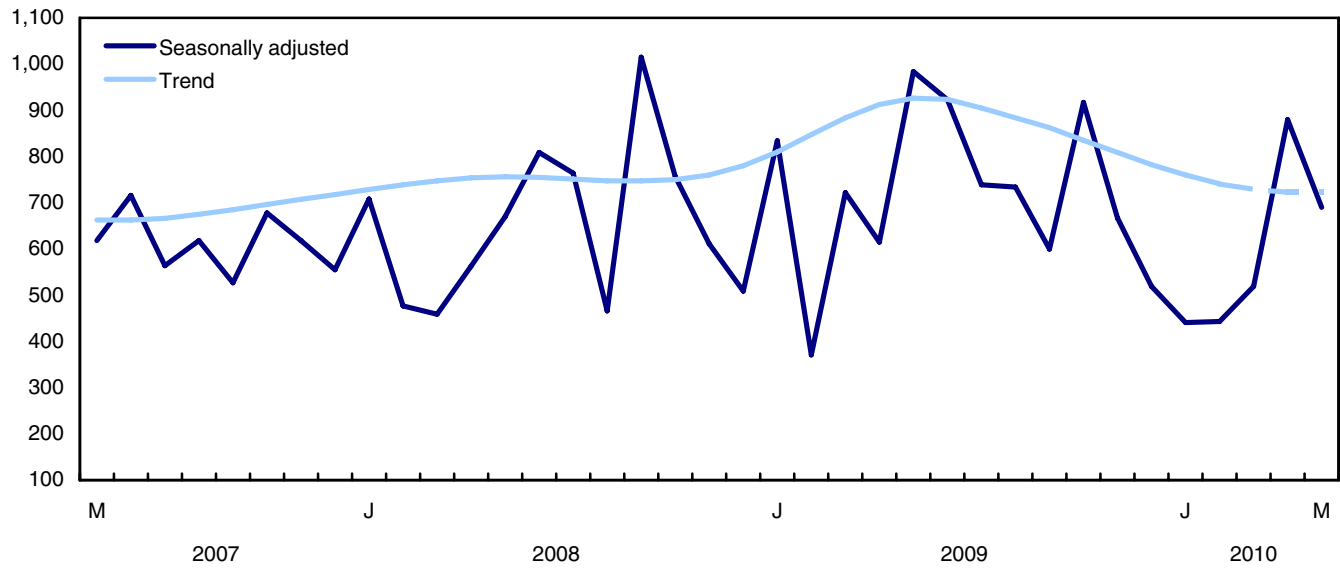


Chart 7
Institutional and governmental value of building permits

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

Selected surveys from Statistics Canada

2802	Building Permits Survey
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Selected summary tables from Statistics Canada

- *Value of building permits, province and territory (monthly)*
- *Value of building permits, 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

	2010 May ^p	2010 April ^r	May to April	April to March	March to February	February to January	January to December	December to November
	thousands of dollars		percentage change					
Canada	5,983,494	6,707,544	-10.8	5.9	12.3	-0.7	-4.7	-2.7
Newfoundland and Labrador	64,800	103,152	-37.2	-9.7	18.1	12.1	29.2	-10.7
Prince Edward Island	29,016	16,060	80.7	-31.5	60.7	35.2	-8.6	5.1
Nova Scotia	120,941	293,498	-58.8	173.3	7.8	-26.1	20.2	-18.5
New Brunswick	103,815	123,163	-15.7	44.6	32.6	11.6	-46.5	10.0
Quebec	1,273,536	1,300,191	-2.1	-2.9	-0.9	10.0	9.2	-0.3
Ontario	2,425,421	2,661,042	-8.9	10.9	14.0	-9.7	7.9	-11.3
Manitoba	154,147	163,973	-6.0	14.8	25.2	-8.3	16.8	-44.6
Saskatchewan	223,095	192,318	16.0	-5.9	66.1	2.0	-20.3	21.0
Alberta	820,468	1,149,806	-28.6	14.3	0.5	12.2	-27.2	9.4
British Columbia	754,091	673,942	11.9	-23.1	32.7	-2.8	-23.1	13.4
Yukon	4,868	15,136	-67.8	-36.0	271.2	96.1	-44.0	-32.8
Northwest Territories	7,546	3,687	104.7	-42.9	60.5	286.9	-41.7	-66.5
Nunavut	1,750	11,576	-84.9	134.7	1,105.9	-95.0	270,566.7	-99.9

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

	2010 May ^p	2010 April ^r	May to April	April to March	March to February	February to January	January to December	December to November
	thousands of dollars		percentage change					
Canada	2,322,123	2,842,951	-18.3	34.0	8.5	15.8	-20.5	-1.0
Newfoundland and Labrador	14,153	23,826	-40.6	114.6	-47.1	69.3	20.7	-34.1
Prince Edward Island	9,130	6,033	51.3	-53.1	146.5	192.9	-2.0	-56.3
Nova Scotia	38,529	199,874	-80.7	540.8	-19.4	31.1	20.4	-63.6
New Brunswick	47,820	65,939	-27.5	211.4	59.5	-40.2	-59.5	56.9
Quebec	446,295	436,538	2.2	16.4	-10.9	75.4	-30.3	1.4
Ontario	1,100,210	1,262,274	-12.8	42.7	-1.4	2.5	18.6	-11.0
Manitoba	55,089	38,633	42.6	-25.6	91.2	28.2	-5.8	-70.3
Saskatchewan	109,035	83,604	30.4	5.9	66.1	11.6	-43.1	67.4
Alberta	232,201	509,692	-54.4	26.6	27.2	13.7	-55.9	29.2
British Columbia	264,961	193,808	36.7	-13.1	36.7	4.7	-28.7	-9.2
Yukon	1,295	8,440	-84.7	-56.4	1,109.7	284.4	-5.2	-52.9
Northwest Territories	2,855	2,789	2.4	-45.0	48.6	295.5	-19.3	-26.5
Nunavut	550	11,501	-95.2	154.7	1,088.4	-95.3	...	...

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

	2010 May ^p	2010 April ^r	May to April	April to March	March to February	February to January	January to December	December to November
	thousands of dollars		percentage change					
Canada	3,661,371	3,864,593	-5.3	-8.3	14.3	-7.7	4.0	-3.6
Newfoundland and Labrador	50,647	79,326	-36.2	-23.1	36.2	2.5	30.7	-4.5
Prince Edward Island	19,886	10,027	98.3	-5.2	12.9	4.0	-9.8	41.2
Nova Scotia	82,412	93,624	-12.0	22.9	25.0	-42.1	20.2	24.6
New Brunswick	55,995	57,224	-2.1	-10.5	25.6	44.2	-33.2	-16.1
Quebec	827,241	863,653	-4.2	-10.5	3.6	-5.9	26.6	-1.1
Ontario	1,325,211	1,398,768	-5.3	-7.7	25.5	-17.1	2.3	-11.5
Manitoba	99,058	125,340	-21.0	37.9	4.6	-15.8	22.9	-27.8
Saskatchewan	114,060	108,714	4.9	-13.3	66.1	-3.3	2.0	-4.7
Alberta	588,267	640,114	-8.1	6.1	-11.8	11.5	3.4	-5.9
British Columbia	489,130	480,134	1.9	-26.5	31.4	-5.0	-21.3	23.5
Yukon	3,573	6,696	-46.6	55.6	-9.8	68.5	-47.2	-30.4
Northwest Territories	4,691	898	422.4	-35.0	127.5	244.9	-75.3	-81.6
Nunavut	1,200	75	1,500.0	-82.0	1,334.5	...	-100.0	-99.9

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

	2010 May ^p	2010 April ^r	May to April	April to March	March to February	February to January	January to December	December to November
	units		percentage change					
Canada	205,488	214,908	-4.4	-8.3	21.4	-14.4	2.3	2.4
Newfoundland and Labrador	2,880	4,152	-30.6	-3.1	20.2	-5.4	-22.9	38.9
Prince Edward Island	1,272	756	68.3	-10.0	20.7	-23.7	20.6	21.2
Nova Scotia	5,136	6,732	-23.7	50.8	33.8	-49.5	42.9	8.1
New Brunswick	4,476	4,488	-0.3	-16.0	37.3	55.8	-31.4	-31.9
Quebec	57,084	57,456	-0.6	-6.9	-3.2	-11.6	43.0	-3.6
Ontario	70,284	78,240	-10.2	-5.5	47.7	-27.4	-3.6	-0.2
Manitoba	5,184	6,492	-20.1	23.0	3.5	-7.6	21.4	18.4
Saskatchewan	7,896	5,724	37.9	-28.6	82.0	-18.8	-2.0	4.5
Alberta	25,812	27,084	-4.7	-1.2	-4.0	10.6	-12.8	-2.3
British Columbia	24,696	23,244	6.2	-31.8	45.4	-8.4	-29.4	25.8
Yukon	492	492	0.0	1,266.7	-78.6	...	-100.0	-52.2
Northwest Territories	240	36	566.7	0.0	...	...	...	-100.0
Nunavut	36	12	200.0	0.0	...	...	...	-100.0

Table 5

Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2010

	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									
April ^r	8,733	9,176	17,909	3,864,593	437,815	1,525,313	879,823	2,842,951	6,707,544
May ^p	8,168	8,956	17,124	3,661,371	643,887	988,409	689,827	2,322,123	5,983,494
Cumulative Jan. to May 2010	44,803	44,613	89,416	19,415,988	2,045,413	5,912,609	2,972,555	10,930,577	30,346,565
Cumulative Jan. to May 2009	26,818	29,973	56,791	11,367,250	1,449,117	5,856,596	3,526,305	10,832,018	22,199,268
Newfoundland and Labrador									
April ^r	262	84	346	79,326	207	9,198	14,421	23,826	103,152
May ^p	186	54	240	50,647	478	8,317	5,358	14,153	64,800
Cumulative Jan. to May 2010	1,313	241	1,554	382,605	1,696	48,094	32,708	82,498	465,103
Cumulative Jan. to May 2009	918	291	1,209	244,387	3,547	36,310	23,212	63,069	307,456
Prince Edward Island									
April ^r	38	25	63	10,027	2,646	3,237	150	6,033	16,060
May ^p	47	59	106	19,886	404	2,051	6,675	9,130	29,016
Cumulative Jan. to May 2010	189	184	373	58,856	4,599	17,750	12,693	35,042	93,898
Cumulative Jan. to May 2009	152	92	244	38,632	7,054	22,449	501	30,004	68,636
Nova Scotia									
April ^r	257	304	561	93,624	1,296	11,195	187,383	199,874	293,498
May ^p	224	204	428	82,412	6,966	23,339	8,224	38,529	120,941
Cumulative Jan. to May 2010	1,262	927	2,189	418,362	29,339	85,249	223,190	337,778	756,140
Cumulative Jan. to May 2009	928	623	1,551	286,188	28,351	128,569	63,902	220,822	507,010
New Brunswick									
April ^r	200	174	374	57,224	3,128	26,256	36,555	65,939	123,163
May ^p	186	187	373	55,995	5,363	17,334	25,123	47,820	103,815
Cumulative Jan. to May 2010	1,047	677	1,724	263,461	23,469	69,548	77,379	170,396	433,857
Cumulative Jan. to May 2009	887	485	1,372	201,196	26,815	75,619	113,517	215,951	417,147
Quebec									
April ^r	1,816	2,972	4,788	863,653	67,670	239,279	129,589	436,538	1,300,191
May ^p	1,740	3,017	4,757	827,241	119,082	233,042	94,171	446,295	1,273,536
Cumulative Jan. to May 2010	9,458	16,546	26,004	4,576,016	307,663	1,080,750	530,059	1,918,472	6,494,488
Cumulative Jan. to May 2009	6,740	10,303	17,043	3,057,552	244,610	1,008,584	466,522	1,719,716	4,777,268
Ontario									
April ^r	2,921	3,599	6,520	1,398,768	264,302	602,564	395,408	1,262,274	2,661,042
May ^p	2,685	3,172	5,857	1,325,211	395,582	389,595	315,033	1,100,210	2,425,421
Cumulative Jan. to May 2010	14,510	15,868	30,378	6,903,948	1,084,396	2,624,575	1,310,476	5,019,447	11,923,395
Cumulative Jan. to May 2009	8,140	12,619	20,759	4,096,951	500,325	2,417,003	1,306,738	4,224,066	8,321,017
Manitoba									
April ^r	350	191	541	125,340	5,885	20,701	12,047	38,633	163,973
May ^p	361	71	432	99,058	8,812	22,506	23,771	55,089	154,147
Cumulative Jan. to May 2010	1,813	485	2,298	505,409	22,978	108,764	62,325	194,067	699,476
Cumulative Jan. to May 2009	1,363	454	1,817	353,344	27,525	125,164	67,694	220,383	573,727
Saskatchewan									
April ^r	370	107	477	108,714	5,065	69,858	8,681	83,604	192,318
May ^p	324	334	658	114,060	17,743	55,651	35,641	109,035	223,095
Cumulative Jan. to May 2010	1,713	909	2,622	501,847	44,527	243,422	73,691	361,640	863,487
Cumulative Jan. to May 2009	976	561	1,537	308,668	67,218	216,734	103,873	387,825	696,493
Alberta									
April ^r	1,493	764	2,257	640,114	62,993	396,564	50,135	509,692	1,149,806
May ^p	1,421	730	2,151	588,267	71,825	112,940	47,436	232,201	820,468
Cumulative Jan. to May 2010	8,195	3,029	11,224	3,129,838	430,931	991,756	316,819	1,739,506	4,869,344
Cumulative Jan. to May 2009	4,350	1,880	6,230	1,499,439	414,200	1,112,112	880,456	2,406,768	3,906,207

See notes at the end of the table.

Table 5 – continued

Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2010

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential				
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
British Columbia									
April r	1,004	933	1,937	480,134	17,757	131,198	44,853	193,808	673,942
May p	956	1,102	2,058	489,130	16,638	119,938	128,385	264,961	754,091
Cumulative Jan. to May 2010	5,222	5,698	10,920	2,643,998	84,729	583,570	332,279	1,000,578	3,644,576
Cumulative Jan. to May 2009	2,314	2,578	4,892	1,243,291	110,128	703,290	360,757	1,174,175	2,417,466
Yukon									
April r	18	23	41	6,696	6,763	1,089	588	8,440	15,136
May p	23	18	41	3,573	887	398	10	1,295	4,868
Cumulative Jan. to May 2010	58	41	99	22,175	9,332	20,915	846	31,093	53,268
Cumulative Jan. to May 2009	26	22	48	15,285	13,074	2,994	48,475	64,543	79,828
Northwest Territories									
April r	3	0	3	898	103	2,673	13	2,789	3,687
May p	14	6	20	4,691	107	2,748	0	2,855	7,546
Cumulative Jan. to May 2010	20	6	26	7,753	1,104	13,799	90	14,993	22,746
Cumulative Jan. to May 2009	17	12	29	8,479	6,070	7,768	90,657	104,495	112,974
Nunavut									
April r	1	0	1	75	0	11,501	0	11,501	11,576
May p	1	2	3	1,200	0	550	0	550	1,750
Cumulative Jan. to May 2010	3	2	5	1,720	650	24,417	0	25,067	26,787
Cumulative Jan. to May 2009	7	53	60	13,838	200	0	1	201	14,039

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, 2010

	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential				Total
					Industrial	Commercial	Institutional and governmental	Total	
	units			thousands of dollars					
Abbotsford-Mission, British Columbia									
April r	37	7	44	8,344	1,123	370	610	2,103	10,447
May p	35	69	104	14,625	1,590	3,740	800	6,130	20,755
Cumulative Jan. to May 2010	197	116	313	52,422	5,922	7,525	1,814	15,261	67,683
Cumulative Jan. to May 2009	61	79	140	25,965	12,536	12,523	3,590	28,649	54,614
Barrie, Ontario									
April r	51	2	53	14,790	188	19,963	4,801	24,952	39,742
May p	45	56	101	20,497	361	2,850	1,466	4,677	25,174
Cumulative Jan. to May 2010	174	61	235	64,899	1,608	32,413	7,287	41,308	106,207
Cumulative Jan. to May 2009	78	16	94	27,770	3,749	21,641	221,833	247,223	274,993
Brantford, Ontario									
April r	21	21	42	6,512	1,018	85	118	1,221	7,733
May p	30	9	39	6,738	262	2,838	881	3,981	10,719
Cumulative Jan. to May 2010	140	97	237	38,712	2,129	10,880	1,234	14,243	52,955
Cumulative Jan. to May 2009	78	63	141	17,346	5,539	31,893	16,960	54,392	71,738
Calgary, Alberta									
April r	523	264	787	223,410	2,606	86,238	20,782	109,626	333,036
May p	329	237	566	146,016	16,830	15,331	22,244	54,405	200,421
Cumulative Jan. to May 2010	2,660	1,111	3,771	1,031,231	78,555	260,692	143,851	483,098	1,514,329
Cumulative Jan. to May 2009	1,582	443	2,025	535,951	15,916	467,487	546,215	1,029,618	1,565,569
Edmonton, Alberta									
April r	495	404	899	283,394	35,933	242,250	2,820	281,003	564,397
May p	622	375	997	300,591	15,628	36,155	6,485	58,268	358,859
Cumulative Jan. to May 2010	2,856	1,442	4,298	1,355,930	67,040	411,167	55,412	533,619	1,889,549
Cumulative Jan. to May 2009	1,102	929	2,031	544,892	101,263	414,881	109,267	625,411	1,170,303
Greater Sudbury , Ontario									
April r	16	2	18	7,399	1,913	3,003	1,163	6,079	13,478
May p	18	11	29	7,532	1,232	7,083	9,282	17,597	25,129
Cumulative Jan. to May 2010	47	13	60	23,507	6,014	13,757	14,539	34,310	57,817
Cumulative Jan. to May 2009	49	155	204	42,969	12,186	41,497	7,136	60,819	103,788
Guelph, Ontario									
April r	41	29	70	13,799	725	1,146	14,500	16,371	30,170
May p	41	33	74	12,870	1,260	0	1,200	2,460	15,330
Cumulative Jan. to May 2010	232	205	437	86,240	30,055	6,548	50,135	86,738	172,978
Cumulative Jan. to May 2009	125	127	252	39,202	5,009	4,082	9,950	19,041	58,243
Halifax, Nova Scotia									
April r	99	238	337	49,468	267	5,267	11,551	17,085	66,553
May p	82	103	185	37,175	415	10,839	7,776	19,030	56,205
Cumulative Jan. to May 2010	519	689	1,208	218,766	14,017	31,142	30,506	75,665	294,431
Cumulative Jan. to May 2009	368	501	869	149,208	16,881	105,997	8,673	131,551	280,759
Hamilton, Ontario									
April r	146	316	462	107,345	809	36,273	23,782	60,864	168,209
May p	113	156	269	72,243	53,869	25,470	21,971	101,310	173,553
Cumulative Jan. to May 2010	837	766	1,603	388,377	61,488	124,334	70,966	256,788	645,165
Cumulative Jan. to May 2009	313	263	576	111,084	19,244	89,022	75,228	183,494	294,578
Kelowna, British Columbia									
April r	48	25	73	26,539	313	8,060	991	9,364	35,903
May p	50	6	56	25,506	451	5,965	400	6,816	32,322
Cumulative Jan. to May 2010	240	355	595	162,784	1,864	31,237	15,048	48,149	210,933
Cumulative Jan. to May 2009	107	183	290	73,732	4,242	51,182	26,651	82,075	155,807

See notes at the end of the table.

Table 6 – continued

Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2010

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential				
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Kingston, Ontario									
April ^r	40	11	51	10,008	404	4,242	360	5,006	15,014
May ^p	73	1	74	14,477	90	12,202	2,763	15,055	29,532
Cumulative Jan. to May 2010	246	18	264	50,321	3,347	22,053	4,788	30,188	80,509
Cumulative Jan. to May 2009	167	213	380	57,025	2,365	29,698	5,291	37,354	94,379
Kitchener, Ontario									
April ^r	140	107	247	51,184	29,136	13,017	57,208	99,361	150,545
May ^p	167	133	300	55,174	12,769	17,407	22,353	52,529	107,703
Cumulative Jan. to May 2010	593	634	1,227	250,041	81,306	271,760	222,572	575,638	825,679
Cumulative Jan. to May 2009	351	294	645	136,001	32,622	123,818	44,303	200,743	336,744
London, Ontario									
April ^r	151	367	518	83,454	2,519	8,716	1,407	12,642	96,096
May ^p	121	36	157	34,952	3,950	17,158	28,565	49,673	84,625
Cumulative Jan. to May 2010	809	567	1,376	277,317	10,220	94,439	63,983	168,642	445,959
Cumulative Jan. to May 2009	346	277	623	119,063	17,505	59,493	36,793	113,791	232,854
Moncton, New Brunswick									
April ^r	46	112	158	18,833	296	3,340	277	3,913	22,746
May ^p	45	126	171	21,007	4,841	7,859	8,819	21,519	42,526
Cumulative Jan. to May 2010	205	338	543	71,528	15,773	15,489	10,496	41,758	113,286
Cumulative Jan. to May 2009	155	197	352	47,116	3,551	21,064	57,726	82,341	129,457
Montréal, Quebec									
April ^r	612	1,385	1,997	350,081	12,345	96,686	65,278	174,309	524,390
May ^p	619	1,468	2,087	401,826	68,263	100,569	53,458	222,290	624,116
Cumulative Jan. to May 2010	3,082	7,939	11,021	2,024,337	112,601	504,841	227,245	844,687	2,869,024
Cumulative Jan. to May 2009	2,061	5,146	7,207	1,322,564	64,199	392,534	210,574	667,307	1,989,871
Oshawa, Ontario									
April ^r	143	38	181	47,877	897	7,847	16,157	24,901	72,778
May ^p	80	31	111	28,641	313	3,190	8,470	11,973	40,614
Cumulative Jan. to May 2010	696	109	805	248,262	4,182	25,044	56,591	85,817	334,079
Cumulative Jan. to May 2009	239	45	284	83,585	2,061	32,621	119,031	153,713	237,298
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
April ^r	240	637	877	105,680	2,123	58,759	4,780	65,662	171,342
May ^p	196	300	496	82,148	10,855	50,317	8,400	69,572	151,720
Cumulative Jan. to May 2010	1,127	1,875	3,002	465,125	14,624	206,597	42,974	264,195	729,320
Cumulative Jan. to May 2009	932	1,624	2,556	362,213	79,804	182,558	55,947	318,309	680,522
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
April ^r	81	119	200	29,663	80	7,358	6,265	13,703	43,366
May ^p	71	94	165	26,594	2,072	5,789	7,066	14,927	41,521
Cumulative Jan. to May 2010	463	793	1,256	174,443	5,259	37,704	18,787	61,750	236,193
Cumulative Jan. to May 2009	340	891	1,231	154,225	20,632	31,572	9,311	61,515	215,740
Peterborough, Ontario									
April ^r	37	7	44	9,360	13	2,740	357	3,110	12,470
May ^p	32	7	39	9,737	122	7,213	58	7,393	17,130
Cumulative Jan. to May 2010	141	31	172	41,229	674	13,660	16,649	30,983	72,212
Cumulative Jan. to May 2009	94	34	128	28,470	765	2,797	19,681	23,243	51,713
Québec, Quebec									
April ^r	207	618	825	123,563	24,804	17,447	20,629	62,880	186,443
May ^p	161	355	516	81,059	14,250	41,229	4,613	60,092	141,151
Cumulative Jan. to May 2010	985	2,657	3,642	572,399	49,531	151,806	42,488	243,825	816,224
Cumulative Jan. to May 2009	816	1,641	2,457	412,543	9,663	267,347	44,405	321,415	733,958

See notes at the end of the table.

Table 6 – continued

Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2010

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential				
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Regina, Saskatchewan									
April ^r	96	4	100	35,613	577	21,880	1,119	23,576	59,189
May ^p	68	47	115	21,040	755	25,129	26,362	52,246	73,286
Cumulative Jan. to May 2010	336	133	469	111,730	12,954	102,274	33,122	148,350	260,080
Cumulative Jan. to May 2009	238	252	490	84,257	35,832	82,538	17,534	135,904	220,161
Saguenay, Quebec									
April ^r	46	58	104	20,410	405	8,125	574	9,104	29,514
May ^p	51	46	97	18,441	1,122	10,158	7,300	18,580	37,021
Cumulative Jan. to May 2010	195	215	410	72,984	3,369	21,896	11,378	36,643	109,627
Cumulative Jan. to May 2009	123	119	242	48,403	1,266	23,953	16,777	41,996	90,399
Saint John, New Brunswick									
April ^r	38	19	57	10,072	196	17,198	7,506	24,900	34,972
May ^p	39	8	47	9,978	4	1,007	480	1,491	11,469
Cumulative Jan. to May 2010	214	141	355	51,477	2,201	27,809	8,913	38,923	90,400
Cumulative Jan. to May 2009	187	112	299	47,644	20,522	17,675	14,715	52,912	100,556
Saskatoon, Saskatchewan									
April ^r	152	62	214	35,700	2,886	39,543	7,011	49,440	85,140
May ^p	160	256	416	60,223	14,050	9,812	6,245	30,107	90,330
Cumulative Jan. to May 2010	710	479	1,189	191,503	22,726	75,953	26,987	125,666	317,169
Cumulative Jan. to May 2009	304	238	542	95,769	13,919	51,066	41,477	106,462	202,231
Sherbrooke, Quebec									
April ^r	65	79	144	22,523	4,569	4,799	18,614	27,982	50,505
May ^p	63	134	197	25,186	1,701	4,827	4,364	10,892	36,078
Cumulative Jan. to May 2010	467	621	1,088	146,462	6,475	25,947	33,403	65,825	212,287
Cumulative Jan. to May 2009	281	510	791	111,689	1,897	7,799	6,473	16,169	127,858
St. Catharines-Niagara, Ontario									
April ^r	84	105	189	34,363	1,124	14,128	2,554	17,806	52,169
May ^p	73	28	101	22,195	2,396	4,388	120,265	127,049	149,244
Cumulative Jan. to May 2010	335	259	594	124,346	7,389	64,393	123,621	195,403	319,749
Cumulative Jan. to May 2009	191	142	333	69,493	7,138	66,476	22,217	95,831	165,324
St. John's, Newfoundland and Labrador									
April ^r	165	30	195	52,685	0	3,384	3,935	7,319	60,004
May ^p	131	30	161	35,774	20	5,711	2,500	8,231	44,005
Cumulative Jan. to May 2010	783	124	907	244,150	710	34,266	17,912	52,888	297,038
Cumulative Jan. to May 2009	588	183	771	165,329	1,069	29,241	19,891	50,201	215,530
Thunder Bay, Ontario									
April ^r	24	0	24	6,522	83	325	72	480	7,002
May ^p	35	74	109	19,481	237	2,114	500	2,851	22,332
Cumulative Jan. to May 2010	70	76	146	30,033	798	21,507	4,494	26,799	56,832
Cumulative Jan. to May 2009	61	4	65	13,975	831	13,436	3,665	17,932	31,907
Toronto, Ontario									
April ^r	874	1,567	2,441	587,826	154,788	368,227	140,672	663,687	1,251,513
May ^p	940	2,181	3,121	718,483	252,838	176,713	45,357	474,908	1,193,391
Cumulative Jan. to May 2010	4,634	9,981	14,615	3,408,674	557,873	1,300,029	363,060	2,220,962	5,629,636
Cumulative Jan. to May 2009	2,623	8,339	10,962	2,096,976	124,657	1,371,427	384,422	1,880,506	3,977,482
Trois-Rivières, Quebec									
April ^r	31	82	113	18,849	1	929	1,557	2,487	21,336
May ^p	40	129	169	27,300	1,707	5,252	152	7,111	34,411
Cumulative Jan. to May 2010	152	814	966	131,974	10,798	14,006	9,248	34,052	166,026
Cumulative Jan. to May 2009	154	258	412	62,073	7,141	22,179	1,993	31,313	93,386

See notes at the end of the table.

Table 6 – continued

Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2010

	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					
Vancouver, British Columbia									
April ^r	433	392	825	234,294	8,950	90,053	15,051	114,054	348,348
May ^p	427	641	1,068	263,698	8,716	79,529	95,850	184,095	447,793
Cumulative Jan. to May 2010	2,112	3,339	5,451	1,386,794	30,554	370,378	199,912	600,844	1,987,638
Cumulative Jan. to May 2009	869	1,608	2,477	615,567	36,321	337,177	113,780	487,278	1,102,845
Victoria, British Columbia									
April ^r	76	148	224	46,383	1,130	4,347	1,731	7,208	53,591
May ^p	92	28	120	39,076	1,509	3,926	19,504	24,939	64,015
Cumulative Jan. to May 2010	454	461	915	232,029	4,683	34,075	30,100	68,858	300,887
Cumulative Jan. to May 2009	237	91	328	106,516	10,498	124,177	146,456	281,131	387,647
Windsor, Ontario									
April ^r	65	1	66	15,317	7,715	2,527	88,669	98,911	114,228
May ^p	45	17	62	12,418	771	1,229	825	2,825	15,243
Cumulative Jan. to May 2010	216	60	276	59,499	40,847	42,942	92,291	176,080	235,579
Cumulative Jan. to May 2009	121	42	163	35,296	3,960	18,187	100,823	122,970	158,266
Winnipeg, Manitoba									
April ^r	227	159	386	94,390	785	13,524	10,609	24,918	119,308
May ^p	232	36	268	67,469	1,147	15,230	2,893	19,270	86,739
Cumulative Jan. to May 2010	1,088	299	1,387	327,296	6,566	76,902	35,833	119,301	446,597
Cumulative Jan. to May 2009	737	247	984	198,716	8,499	75,320	36,333	120,152	318,868

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, 2010

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Canada							
April ^r	10,205	41	1,091	1,851	5,333	1,141	19,662
May ^p	9,771	46	983	1,940	5,809	590	19,139
Cumulative Jan. to May 2010	40,381	135	4,768	7,513	26,105	3,617	82,519
Cumulative Jan. to May 2009	23,896	147	3,196	3,943	19,247	2,148	52,577
Newfoundland and Labrador							
April ^r	369	1	0	4	75	5	454
May ^p	283	1	2	5	43	4	338
Cumulative Jan. to May 2010	971	2	2	17	195	27	1,214
Cumulative Jan. to May 2009	719	0	5	20	247	19	1,010
Prince Edward Island							
April ^r	56	0	8	13	4	0	81
May ^p	71	0	4	12	41	2	130
Cumulative Jan. to May 2010	175	1	16	25	140	3	360
Cumulative Jan. to May 2009	123	4	14	12	64	2	219
Nova Scotia							
April ^r	273	6	34	13	244	13	583
May ^p	309	10	48	10	144	2	523
Cumulative Jan. to May 2010	1,009	21	112	57	700	65	1,964
Cumulative Jan. to May 2009	830	25	58	65	464	41	1,483
New Brunswick							
April ^r	263	6	20	29	112	15	445
May ^p	276	4	0	14	171	2	467
Cumulative Jan. to May 2010	803	16	26	65	537	53	1,500
Cumulative Jan. to May 2009	747	11	45	34	374	34	1,245
Quebec							
April ^r	2,408	14	464	163	1,919	700	5,668
May ^p	2,160	22	370	173	2,478	290	5,493
Cumulative Jan. to May 2010	9,308	56	1,902	607	9,457	2,162	23,492
Cumulative Jan. to May 2009	6,560	59	1,257	541	6,360	879	15,656
Ontario							
April ^r	3,068	10	269	1,033	1,985	273	6,638
May ^p	2,948	5	276	948	1,927	89	6,193
Cumulative Jan. to May 2010	12,329	27	1,421	4,224	9,419	584	28,004
Cumulative Jan. to May 2009	6,633	23	1,067	2,424	8,257	675	19,079
Manitoba							
April ^r	426	1	5	12	168	7	619
May ^p	485	1	14	21	32	5	558
Cumulative Jan. to May 2010	1,699	3	20	61	392	15	2,190
Cumulative Jan. to May 2009	1,279	3	14	24	345	72	1,737
Saskatchewan							
April ^r	524	1	6	70	28	3	632
May ^p	482	1	19	247	63	5	817
Cumulative Jan. to May 2010	1,642	2	35	352	503	19	2,553
Cumulative Jan. to May 2009	920	9	30	11	507	14	1,491
Alberta							
April ^r	1,716	0	220	205	300	39	2,480
May ^p	1,619	0	208	216	275	31	2,349
Cumulative Jan. to May 2010	7,463	3	987	732	1,140	173	10,498
Cumulative Jan. to May 2009	3,823	10	564	324	924	72	5,717
British Columbia							
April ^r	1,081	1	54	297	498	86	2,017
May ^p	1,100	2	38	279	629	159	2,207
Cumulative Jan. to May 2010	4,902	3	232	1,346	3,616	515	10,614
Cumulative Jan. to May 2009	2,212	3	131	460	1,660	337	4,803

Table 7 – continued

Dwelling units, provinces and territories, unadjusted, 2010

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Yukon							
April r	17	1	11	12	0	0	41
May p	23	0	2	15	0	1	41
Cumulative Jan. to May 2010	57	1	13	27	0	1	99
Cumulative Jan. to May 2009	26	0	7	0	12	3	48
Northwest Territories							
April r	3	0	0	0	0	0	3
May p	14	0	0	0	6	0	20
Cumulative Jan. to May 2010	20	0	0	0	6	0	26
Cumulative Jan. to May 2009	17	0	0	0	12	0	29
Nunavut							
April r	1	0	0	0	0	0	1
May p	1	0	2	0	0	0	3
Cumulative Jan. to May 2010	3	0	2	0	0	0	5
Cumulative Jan. to May 2009	7	0	4	28	21	0	60

Table 8
Dwelling units, census metropolitan areas, unadjusted, May 2010

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford-Mission, British Columbia	38	0	0	69	0	0	107
Barrie, Ontario	45	0	0	23	31	2	101
Brantford, Ontario	30	0	0	9	0	0	39
Calgary, Alberta	355	0	74	141	22	0	592
Edmonton, Alberta	672	0	116	70	162	27	1,047
Greater Sudbury, Ontario	18	0	0	0	4	7	29
Guelph, Ontario	41	0	6	14	0	13	74
Halifax, Nova Scotia	119	0	10	10	83	0	222
Hamilton, Ontario	114	0	8	75	65	8	270
Kelowna, British Columbia	55	0	0	0	4	2	61
Kingston, Ontario	73	0	0	0	1	0	74
Kitchener, Ontario	168	0	13	37	82	1	301
London, Ontario	122	0	1	22	0	13	158
Moncton, New Brunswick	59	1	0	0	126	0	186
Montréal, Quebec	696	0	147	141	1,208	124	2,316
Oshawa, Ontario	80	0	24	6	0	1	111
Ottawa-Gatineau, Ontario/Quebec	277	0	60	257	80	7	681
Ottawa-Gatineau, Ontario part, Ontario/Quebec	197	0	12	249	33	6	497
Ottawa-Gatineau, Quebec part, Ontario/Quebec	80	0	48	8	47	1	184
Peterborough, Ontario	32	0	0	7	0	0	39
Québec, Quebec	181	0	65	1	300	25	572
Regina, Saskatchewan	94	0	1	45	0	1	141
Saguenay, Quebec	57	0	0	0	34	17	108
Saint John, New Brunswick	51	2	0	3	3	2	61
Saskatoon, Saskatchewan	221	0	14	191	47	4	477
Sherbrooke, Quebec	71	0	2	0	132	14	219
St. Catharines-Niagara, Ontario	73	0	2	6	20	0	101
St. John's, Newfoundland and Labrador	169	0	0	5	21	4	199
Thunder Bay, Ontario	34	1	2	0	72	0	109
Toronto, Ontario	945	0	137	417	1,601	26	3,126
Trois-Rivières, Quebec	45	0	17	0	124	1	187
Vancouver, British Columbia	468	0	18	192	289	142	1,109
Victoria, British Columbia	100	0	6	11	7	5	129
Windsor, Ontario	45	0	6	4	7	0	62
Winnipeg, Manitoba	270	0	10	12	10	4	306

Table 9
Dwelling units, census metropolitan areas, unadjusted, cumulative, January to May 2010

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford-Mission, British Columbia	188	0	0	69	45	3	305
Barrie, Ontario	160	0	1	23	33	4	221
Brantford, Ontario	125	0	4	57	34	2	222
Calgary, Alberta	2,490	0	371	425	305	10	3,601
Edmonton, Alberta	2,720	0	549	286	521	86	4,162
Greater Sudbury, Ontario	44	0	0	0	4	10	58
Guelph, Ontario	202	0	16	143	6	40	407
Halifax, Nova Scotia	436	1	52	57	550	30	1,126
Hamilton, Ontario	724	0	136	339	251	41	1,491
Kelowna, British Columbia	237	0	0	74	262	19	592
Kingston, Ontario	222	3	6	8	1	3	243
Kitchener, Ontario	538	0	58	181	379	16	1,172
London, Ontario	680	1	7	125	421	14	1,248
Moncton, New Brunswick	178	3	2	10	313	14	520
Montréal, Quebec	3,038	0	522	316	4,754	1,025	9,655
Oshawa, Ontario	591	0	54	38	12	5	700
Ottawa-Gatineau, Ontario/Quebec	1,404	0	463	1,195	755	87	3,904
Ottawa-Gatineau, Ontario part, Ontario/Quebec	994	0	136	1,055	621	63	2,869
Ottawa-Gatineau, Quebec part, Ontario/Quebec	410	0	327	140	134	24	1,035
Peterborough, Ontario	132	0	0	29	0	2	163
Québec, Quebec	1,014	0	411	7	1,433	390	3,255
Regina, Saskatchewan	358	0	3	69	60	1	491
Saguenay, Quebec	220	0	0	0	153	49	422
Saint John, New Brunswick	177	3	2	19	110	11	322
Saskatoon, Saskatchewan	751	0	26	252	183	18	1,230
Sherbrooke, Quebec	453	0	28	7	444	72	1,004
St. Catharines-Niagara, Ontario	296	1	28	108	41	82	556
St. John's, Newfoundland and Labrador	633	0	0	17	92	15	757
Thunder Bay, Ontario	68	2	2	0	74	0	146
Toronto, Ontario	4,073	0	761	1,847	7,234	140	14,055
Trois-Rivières, Quebec	165	0	113	0	540	8	826
Vancouver, British Columbia	2,045	0	126	963	1,930	321	5,385
Victoria, British Columbia	432	0	40	46	308	71	897
Windsor, Ontario	193	0	8	19	23	10	253
Winnipeg, Manitoba	1,068	0	15	52	221	13	1,369

Table 10
Value of residential and non-residential building permits, provinces and territories, unadjusted, 2010

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Canada					
April r	4,272,402	444,839	1,622,430	880,331	7,220,002
May p	4,258,667	648,308	1,029,177	699,994	6,636,146
Cumulative Jan. to May 2010	17,601,981	1,987,983	5,565,113	2,924,855	28,079,932
Cumulative Jan. to May 2009	10,669,295	1,430,651	5,492,415	3,505,527	21,097,888
Newfoundland and Labrador					
April r	99,674	207	9,198	14,421	123,500
May p	75,688	478	8,317	5,358	89,841
Cumulative Jan. to May 2010	265,821	1,696	48,094	32,708	348,319
Cumulative Jan. to May 2009	190,574	3,547	36,310	23,212	253,643
Prince Edward Island					
April r	14,576	2,646	3,237	150	20,609
May p	25,422	404	2,051	6,675	34,552
Cumulative Jan. to May 2010	58,428	4,599	17,750	12,693	93,470
Cumulative Jan. to May 2009	35,058	7,054	22,449	501	65,062
Nova Scotia					
April r	105,661	1,296	11,195	187,383	305,535
May p	106,121	6,966	23,339	8,224	144,650
Cumulative Jan. to May 2010	372,380	29,339	85,249	223,190	710,158
Cumulative Jan. to May 2009	268,323	28,351	128,569	63,902	489,145
New Brunswick					
April r	69,961	3,128	26,256	36,555	135,900
May p	79,409	5,363	17,334	25,123	127,229
Cumulative Jan. to May 2010	224,155	23,469	69,548	77,379	394,551
Cumulative Jan. to May 2009	177,327	26,815	75,619	113,517	393,278
Quebec					
April r	1,053,212	67,670	247,569	130,097	1,498,548
May p	1,050,625	119,082	281,538	104,338	1,555,583
Cumulative Jan. to May 2010	4,201,286	307,663	978,837	482,359	5,970,145
Cumulative Jan. to May 2009	2,871,852	244,610	957,620	445,744	4,519,826
Ontario					
April r	1,485,225	271,326	680,259	395,408	2,832,218
May p	1,483,179	400,003	379,031	315,033	2,577,246
Cumulative Jan. to May 2010	6,224,478	1,026,966	2,406,884	1,310,476	10,968,804
Cumulative Jan. to May 2009	3,837,985	481,859	2,119,782	1,306,738	7,746,364
Manitoba					
April r	142,077	5,885	20,701	12,047	180,710
May p	125,089	8,812	22,506	23,771	180,178
Cumulative Jan. to May 2010	466,228	22,978	108,764	62,325	660,295
Cumulative Jan. to May 2009	330,538	27,525	125,164	67,694	550,921
Saskatchewan					
April r	138,381	5,065	69,858	8,681	221,985
May p	143,348	17,743	55,651	35,641	252,383
Cumulative Jan. to May 2010	473,567	44,527	243,422	73,691	835,207
Cumulative Jan. to May 2009	281,796	67,218	216,734	103,873	669,621
Alberta					
April r	657,623	62,993	407,696	50,135	1,178,447
May p	620,658	71,825	115,776	47,436	855,695
Cumulative Jan. to May 2010	2,775,244	430,931	963,864	316,819	4,486,858
Cumulative Jan. to May 2009	1,430,905	414,200	1,096,116	880,456	3,821,677
British Columbia					
April r	498,976	17,757	131,198	44,853	692,784
May p	537,208	16,638	119,938	128,385	802,169
Cumulative Jan. to May 2010	2,515,519	84,729	583,570	332,279	3,516,097
Cumulative Jan. to May 2009	1,209,212	110,128	703,290	360,757	2,383,387

Table 10 – continued

Value of residential and non-residential building permits, provinces and territories, unadjusted, 2010

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Yukon					
April r	6,063	6,763	1,089	588	14,503
May p	6,029	887	398	10	7,324
Cumulative Jan. to May 2010	15,402	9,332	20,915	846	46,495
Cumulative Jan. to May 2009	13,408	13,074	2,994	48,475	77,951
Northwest Territories					
April r	898	103	2,673	13	3,687
May p	4,691	107	2,748	0	7,546
Cumulative Jan. to May 2010	7,753	1,104	13,799	90	22,746
Cumulative Jan. to May 2009	8,479	6,070	7,768	90,657	112,974
Nunavut					
April r	75	0	11,501	0	11,576
May p	1,200	0	550	0	1,750
Cumulative Jan. to May 2010	1,720	650	24,417	0	26,787
Cumulative Jan. to May 2009	13,838	200	0	1	14,039

Table 11

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, May 2010

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford-Mission, British Columbia	15,256	1,590	3,740	800	21,386
Barrie, Ontario	22,159	361	2,591	1,466	26,577
Brantford, Ontario	7,473	262	2,580	881	11,196
Calgary, Alberta	147,186	16,830	15,331	22,244	201,591
Edmonton, Alberta	303,324	15,628	36,155	6,485	361,592
Greater Sudbury, Ontario	8,321	1,232	6,439	9,282	25,274
Guelph, Ontario	14,062	1,260	0	1,200	16,522
Halifax, Nova Scotia	45,275	415	10,839	7,776	64,305
Hamilton, Ontario	76,167	53,869	23,156	21,971	175,163
Kelowna, British Columbia	27,570	451	5,965	400	34,386
Kingston, Ontario	16,205	90	11,093	2,763	30,151
Kitchener, Ontario	60,272	12,769	15,825	22,353	111,219
London, Ontario	38,695	3,950	15,599	28,565	86,809
Moncton, New Brunswick	26,570	4,841	7,859	8,819	48,089
Montréal, Quebec	473,188	68,263	120,797	53,458	715,706
Oshawa, Ontario	31,476	313	2,900	8,470	43,159
Ottawa-Gatineau, Ontario/Quebec	120,665	12,927	52,698	15,466	201,756
Ottawa-Gatineau, Ontario part, Ontario/Quebec	88,257	10,855	45,745	8,400	153,257
Ottawa-Gatineau, Quebec part, Ontario/Quebec	32,408	2,072	6,953	7,066	48,499
Peterborough, Ontario	10,682	122	6,558	58	17,420
Québec, Quebec	96,063	14,250	49,522	4,613	164,448
Regina, Saskatchewan	26,278	755	25,129	26,362	78,524
Saguenay, Quebec	22,584	1,122	12,201	7,300	43,207
Saint John, New Brunswick	13,824	4	1,007	480	15,315
Saskatoon, Saskatchewan	67,533	14,050	9,812	6,245	97,640
Sherbrooke, Quebec	30,067	1,701	5,798	4,364	41,930
St. Catharines-Niagara, Ontario	24,635	2,396	3,989	120,265	151,285
St. John's, Newfoundland and Labrador	47,637	20	5,711	2,500	55,868
Thunder Bay, Ontario	20,481	237	1,922	500	23,140
Toronto, Ontario	757,416	252,838	160,657	45,357	1,216,268
Trois-Rivières, Quebec	31,595	1,707	6,308	152	39,762
Vancouver, British Columbia	276,647	8,716	79,529	95,850	460,742
Victoria, British Columbia	41,796	1,509	3,926	19,504	66,735
Windsor, Ontario	13,736	771	1,117	825	16,449
Winnipeg, Manitoba	73,918	1,147	15,230	2,893	93,188

Table 12

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January to May 2010

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford-Mission, British Columbia	49,509	5,922	7,525	1,814	64,770
Barrie, Ontario	61,734	1,608	33,763	7,287	104,392
Brantford, Ontario	35,542	2,129	9,105	1,234	48,010
Calgary, Alberta	913,877	78,555	260,692	143,851	1,396,975
Edmonton, Alberta	1,215,102	67,040	411,167	55,412	1,748,721
Greater Sudbury, Ontario	23,269	6,014	13,079	14,539	56,901
Guelph, Ontario	77,344	30,055	5,508	50,135	163,042
Halifax, Nova Scotia	198,891	14,017	31,142	30,506	274,556
Hamilton, Ontario	351,929	61,488	123,605	70,966	607,988
Kelowna, British Columbia	157,752	1,864	31,237	15,048	205,901
Kingston, Ontario	47,703	3,347	20,255	4,788	76,093
Kitchener, Ontario	236,603	81,306	223,523	222,572	764,004
London, Ontario	246,078	10,220	94,439	63,983	414,720
Moncton, New Brunswick	68,328	15,773	15,489	10,496	110,086
Montréal, Quebec	1,838,193	112,601	450,821	227,245	2,628,860
Oshawa, Ontario	209,169	4,182	23,232	56,591	293,174
Ottawa-Gatineau, Ontario/Quebec	589,903	19,883	225,518	61,761	897,065
Ottawa-Gatineau, Ontario part, Ontario/Quebec	436,369	14,624	192,427	42,974	686,394
Ottawa-Gatineau, Quebec part, Ontario/Quebec	153,534	5,259	33,091	18,787	210,671
Peterborough, Ontario	38,708	674	12,699	16,649	68,730
Québec, Quebec	522,816	49,531	141,287	42,488	756,122
Regina, Saskatchewan	108,617	12,954	102,274	33,122	256,967
Saguenay, Quebec	77,733	3,369	22,916	11,378	115,396
Saint John, New Brunswick	45,355	2,201	27,809	8,913	84,278
Saskatoon, Saskatchewan	185,311	22,726	75,953	26,987	310,977
Sherbrooke, Quebec	139,308	6,475	23,037	33,403	202,223
St. Catharines-Niagara, Ontario	114,975	7,389	66,446	123,621	312,431
St. John's, Newfoundland and Labrador	180,548	710	34,266	17,912	233,436
Thunder Bay, Ontario	30,998	798	23,087	4,494	59,377
Toronto, Ontario	3,209,821	557,873	1,206,939	363,060	5,337,693
Trois-Rivières, Quebec	120,529	10,798	13,602	9,248	154,177
Vancouver, British Columbia	1,330,739	30,554	370,378	199,912	1,931,583
Victoria, British Columbia	218,513	4,683	34,075	30,100	287,371
Windsor, Ontario	54,623	40,847	33,214	92,291	220,975
Winnipeg, Manitoba	307,366	6,566	76,902	35,833	426,667

Table 13
Value of the non-residential permits by type of building, provinces and territories, May 2010

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	2,377,479	14,153	9,130	38,529	47,820	504,958	1,094,067
Industrial	648,308	478	404	6,966	5,363	119,082	400,003
Factories, plants	167,636	0	0	1,736	1,170	82,832	46,700
Transportation, utilities	367,243	0	0	3,576	1,600	10,191	291,188
Mining and agriculture	49,888	0	0	0	1,900	8,843	35,173
Minor industrial projects, new and improvements ¹	63,541	478	404	1,654	693	17,216	26,942
Commercial	1,029,177	8,317	2,051	23,339	17,334	281,538	379,031
Trade and services	284,994	2,500	0	6,325	2,448	77,078	106,849
Warehouses	76,846	250	400	1,998	3,840	15,035	16,344
Service stations	22,820	0	0	250	4,085	5,354	3,300
Office buildings	220,433	1,662	870	2,060	2,016	47,632	118,013
Recreation	169,550	400	0	2,633	2,058	41,052	62,570
Hotels, restaurants	100,772	450	0	4,082	0	48,617	15,665
Laboratories	12,622	400	0	2,114	0	5,613	3,520
Minor commercial projects, new and improvements ¹	141,140	2,655	781	3,877	2,887	41,157	52,770
Institutional and governmental	699,994	5,358	6,675	8,224	25,123	104,338	315,033
Schools, education	334,407	2,500	4,878	5,000	15,070	53,524	99,831
Hospitals, medical	187,757	0	0	0	2,850	14,674	166,377
Welfare, home	28,813	2,500	800	2,483	795	14,989	681
Churches, religion	34,738	0	0	0	520	4,209	9,072
Government buildings	78,505	0	652	0	4,555	6,398	26,367
Minor institutional and governmental projects, new and improvements ¹	35,774	358	345	741	1,333	10,544	12,705
	Manitoba	Saskat- chewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	55,089	109,035	235,037	264,961	1,295	2,855	550
Industrial	8,812	17,743	71,825	16,638	887	107	0
Factories, plants	3,206	370	24,294	7,028	300	0	0
Transportation, utilities	3,450	14,450	41,963	825	0	0	0
Mining and agriculture	350	1,340	300	1,542	440	0	0
Minor industrial projects, new and improvements ¹	1,806	1,583	5,268	7,243	147	107	0
Commercial	22,506	55,651	115,776	119,938	398	2,748	550
Trade and services	6,167	19,849	30,307	30,743	0	2,728	0
Warehouses	1,552	12,105	11,344	13,578	0	0	400
Service stations	0	1,750	7,249	832	0	0	0
Office buildings	5,374	5,243	8,939	28,624	0	0	0
Recreation	4,475	2,129	33,064	21,169	0	0	0
Hotels, restaurants	0	9,650	14,335	7,973	0	0	0
Laboratories	0	0	975	0	0	0	0
Minor commercial projects, new and improvements ¹	4,938	4,925	9,563	17,019	398	20	150
Institutional and governmental	23,771	35,641	47,436	128,385	10	0	0
Schools, education	18,512	31,419	21,510	82,163	0	0	0
Hospitals, medical	294	599	1,451	1,512	0	0	0
Welfare, home	3,695	1,520	700	650	0	0	0
Churches, religion	523	0	14,814	5,600	0	0	0
Government buildings	0	778	3,690	36,065	0	0	0
Minor institutional and governmental projects, new and improvements ¹	747	1,325	5,271	2,395	10	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 approximately 2,400, 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 eighty-eight CDs (data on this geographic group is available on request).

Census metropolitan area (CMA): Its delineation corresponds to the 2006 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 thirty-three CMAs are shown in this publication. Although the 2006 Census defines the Ottawa-Gatineau 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 2006 Census. There are one hundred and eleven 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 2006 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 2009, more than 97% 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 and 026-0010.

Appendix I

Geographical abbreviations

C	Cité / City
CC	Chartered community
CÉ	Cité
CG	Community government
CM	County (municipality)
CN	Colonie de la couronne / Crown colony
COM	Community
CT	Canton (municipalité de)
CU	Cantons unis (municipalité de)
CY	City
DM	District municipality
HAM	Hamlet
ID	Improvement district
IGD	Indian government district
IM	Island municipality
IRI	Réserve indienne / Indian reserve
LGD	Local government district
LOT	Township and royalty
M	Municipalité / Municipality
MD	Municipal district
MÉ	Municipalité
MU	Municipality
NH	Northern hamlet
NL	Nisgaa land
NO	Non organisé / Unorganized
NV	Northern village
NVL	Nisgaa village
P	Paroisse (municipalité de) / Parish
PE	Paroisse (municipalité de)
RCR	Communauté rurale / Rural community
RDA	Regional district electoral area
RG	Region
RGM	Regional municipality
RM	Rural municipality
RV	Resort village
S-É	Établissement indien / Indian settlement
SA	Special area
SC	Subdivision municipalité de comté / Subdivision of county municipality
SÉ	Établissement / Settlement
SET	Settlement
SM	Specialized municipality
SNO	Subdivision non organisée / Subdivision of unorganized
SV	Summer village
T	Town

TC	Terres réservées aux Cris
TI	Terre inuite
TK	Terres réservées aux Naskapis
TL	Teslin land
TP	Township
TV	Ville / Town
V	Ville
VC	Village cri
VK	Village naskapi
VL	Village
VN	Village nordique