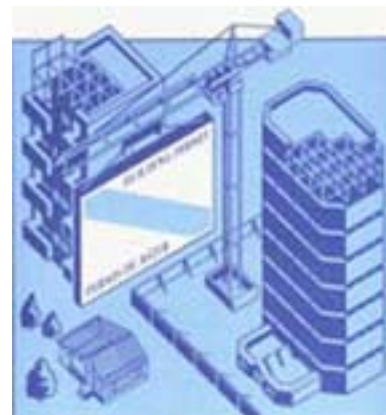


Catalogue no. 64-001-X

Building Permits

May 2014



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Statistics Canada

Investment, Science and Technology Division
Building Construction and Property Value Section

Building Permits

May 2014

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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
- 0s 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
- * significantly different from reference category ($p < 0.05$)

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Important notice

Changes in boundaries, status or names of geographical entities that occurred before January 2013, are reflected in this publication. These geographical changes may be obtained by writing to:

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Highlights

Municipalities issued building permits worth \$6.9 billion in May, up 13.8% from April. This followed a 2.2% rise in the previous month. The increase in May resulted primarily from higher construction intentions for commercial buildings in Ontario and Manitoba, as well as multi-family dwellings in British Columbia.

Analysis – May 2014

Municipalities issued building permits worth \$6.9 billion in May, up 13.8% from April. This followed a 2.2% rise in the previous month. The increase in May resulted primarily from higher construction intentions for commercial buildings in Ontario and Manitoba, as well as multi-family dwellings in British Columbia. The total value of permits has been on a slight upward trend since the beginning of 2014.

Gains were posted in every province in May, except Quebec and Nova Scotia. Ontario, British Columbia and Manitoba registered the largest increases.

Construction intentions for residential dwellings rose 9.5% to \$4.1 billion in May, the third consecutive monthly increase. Higher residential construction intentions were registered in eight provinces, led by British Columbia, followed by Ontario and the other western provinces. Nova Scotia posted the largest decline following two consecutive monthly gains.

In the non-residential sector, the value of permits rose 20.8% to \$2.8 billion. Gains were posted in seven provinces, led by Ontario and Manitoba. Quebec, Saskatchewan and Nova Scotia posted declines following large increases in all three provinces in April.

Residential sector: Higher construction intentions in both multi-family and single-family dwellings

Construction intentions for multi-family dwellings rose 16.1% to \$1.9 billion in May, a third consecutive monthly advance. Higher construction intentions for apartments and apartments-condominium projects in British Columbia and, to a lesser extent, Alberta, Manitoba and Saskatchewan contributed to this gain. Nova Scotia, Quebec and Prince Edward Island posted declines.

The value of building permits for single-family dwellings rose 4.6% to \$2.3 billion in May. This was the second consecutive monthly increase. Advances were posted in eight provinces, with Ontario recording the largest gain. British Columbia and Saskatchewan registered declines.

Canadian municipalities approved the construction of 17,415 new dwellings in May, up 11.8% from April. This increase was mostly attributable to multi-family dwellings, which rose 17.3% to 11,330 units. The number of single-family dwellings increased 2.8% to 6,085 units.

Non-residential sector: Significant rise in the commercial component

In May, the value of non-residential building permits registered its largest monthly gain since July 2013. This advance resulted from a strong increase in construction intentions for commercial buildings.

Construction intentions for commercial buildings rose 39.4% to \$1.8 billion, the highest level so far in 2014. The advance came from higher construction intentions in a variety of commercial buildings, including warehouses, retail complexes, recreational facilities as well as hotels and restaurants. Gains were posted in nine provinces, with Ontario and Manitoba registering the largest advances.

In the industrial component, the value of permits rose 22.4% to \$441 million. The increase was largely attributable to higher construction intentions for manufacturing plants in Quebec and Alberta, as well as primary industry buildings in British Columbia. Declines were registered in three provinces, with Ontario posting the largest decrease.

In the institutional component, the value of permits fell 16.6% to \$555 million. This followed a 37.5% increase in April. The value of institutional building permits was down in five provinces. The decrease in May resulted from lower construction intentions for government buildings in Quebec and medical facilities in Saskatchewan. Alberta and British Columbia recorded large increases, as a result of higher construction intentions for educational institutions.

Provinces: Ontario posts the largest advance

The total value of permits was up in eight provinces in May, led by Ontario, followed by British Columbia and Manitoba.

Ontario posted substantial increases in commercial and single-family construction intentions.

The increase in British Columbia was mostly the result of higher construction intentions for multi-family dwellings and non-residential buildings. Gains in commercial buildings and multi-family dwellings led the increase in Manitoba.

In contrast, the decline in Quebec was the result of lower construction intentions for institutional buildings and multi-family dwellings.

Higher construction intentions in most census metropolitan areas

Construction intentions were up in 23 of Canada's 34 census metropolitan areas in May.

The largest increases were in Toronto, followed by Vancouver and Winnipeg. In Toronto, the advance was largely attributable to commercial buildings and multi-family dwellings. The gain in Vancouver was mainly the result of higher construction intentions for multi-family dwellings, whereas in Winnipeg, the increase came from commercial buildings.

In contrast, London, Hamilton and Québec posted the largest declines in the total value of building permits. Lower construction intentions in all components, except single-family dwellings, were the reason for the decrease in London. In Hamilton, the decline originated from institutional buildings and multi-family dwellings, while in Québec, commercial buildings were mainly responsible for the decrease.

Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which facilitates comparisons by removing the effects of seasonal variations. For more information on seasonal adjustment, see *Seasonally Adjusted Data – Frequently Asked Questions*.

The Building Permits Survey covers 2,400 municipalities representing 95% of the population. The communities representing the other 5% of the population are very small, and their levels of building activity have little impact on the total for the entire population.

Building permits data are used as a leading indicator of activity in the construction industry.

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 (Ontario/Quebec) is divided into two areas: Gatineau part and Ottawa part.

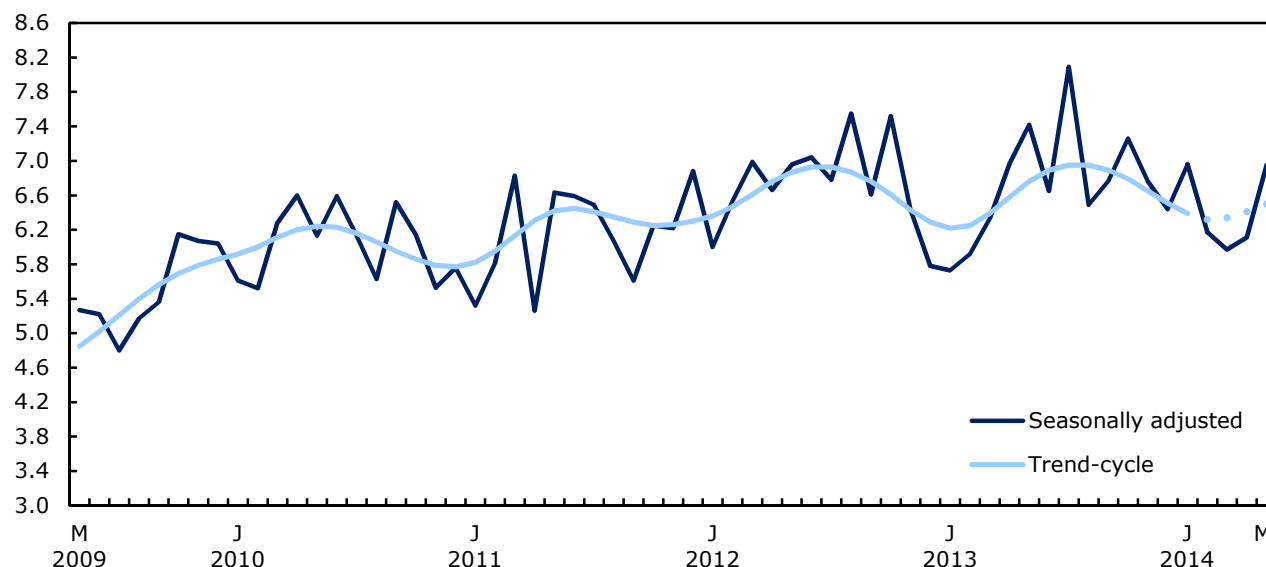
Revision

Data for the current reference month are subject to revision based on late responses. Data for the previous month have been revised.

Trend-cycle estimates have been added to the charts as a complement to the seasonally adjusted series. Both the seasonally adjusted and the trend-cycle estimates are subject to revision as additional observations become available. These revisions could be large and even lead to a reversal of movement, especially at the end of the series. The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart.

Chart 1
Total value of building permits

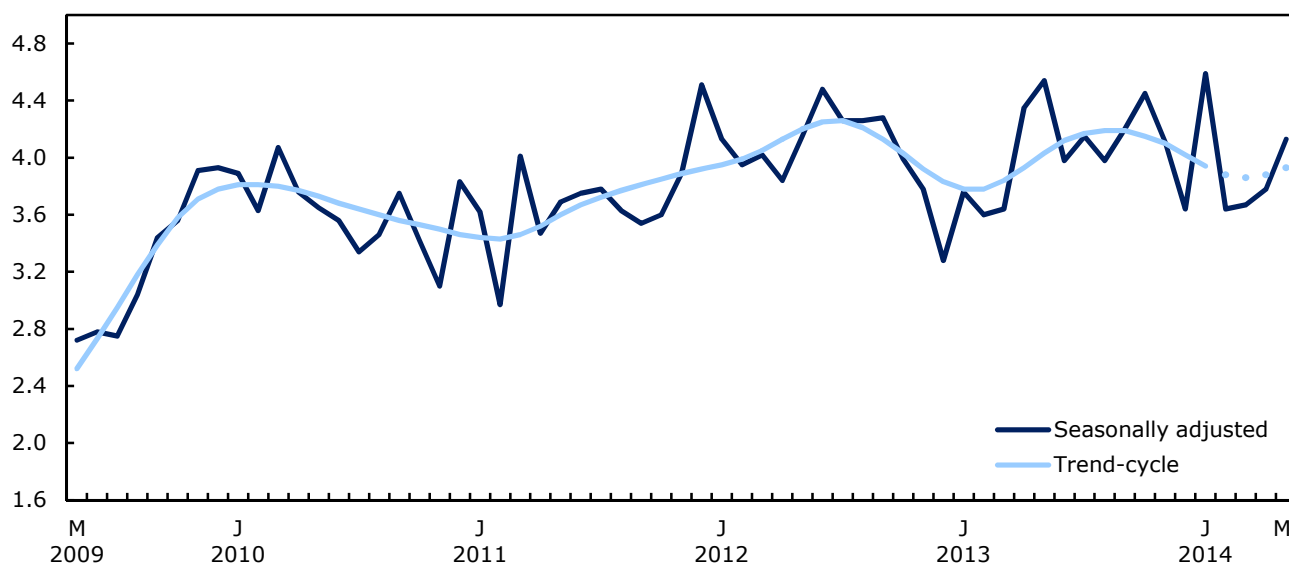
billions of dollars



Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

Chart 2
Value of residential building permits – Total

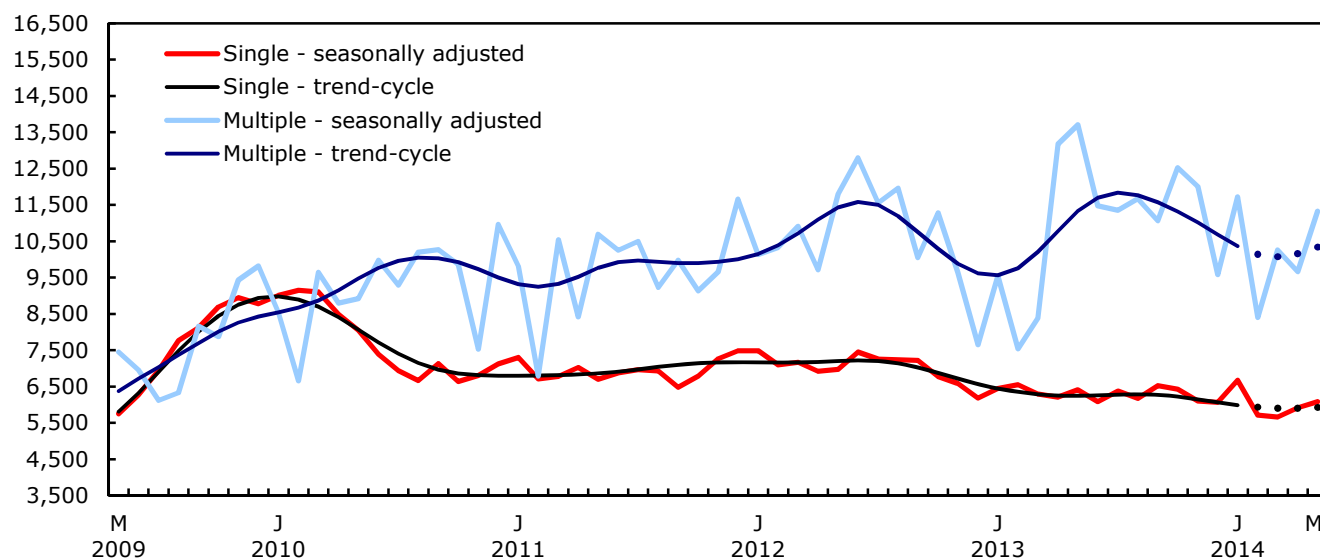
billions of dollars



Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

Chart 3
Number of dwelling units – Single and multiple

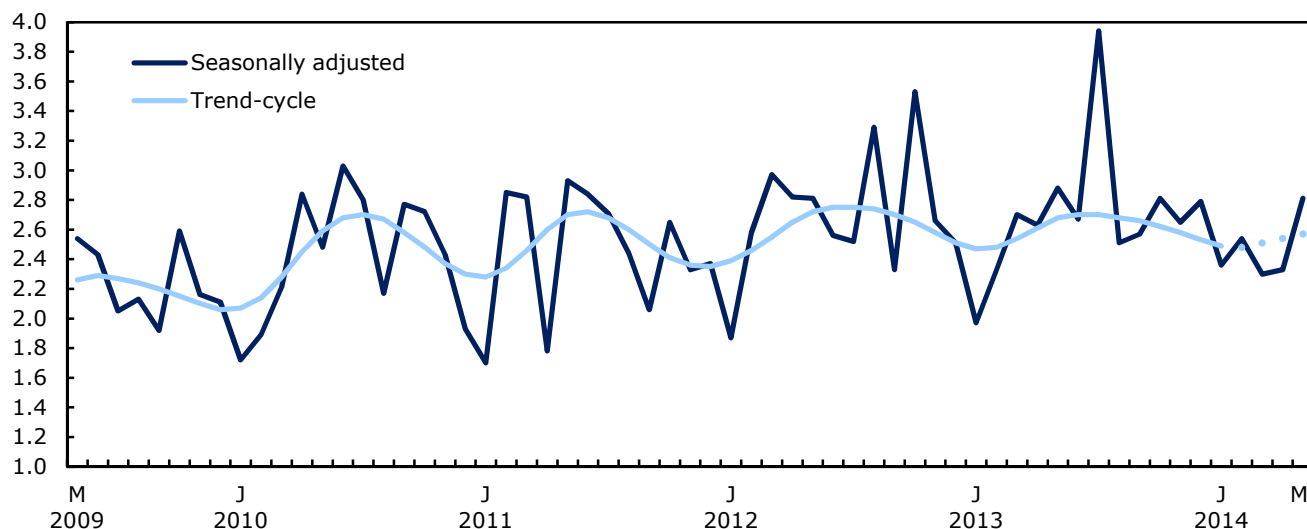
units



Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

Chart 4
Value of non-residential building permits – Total

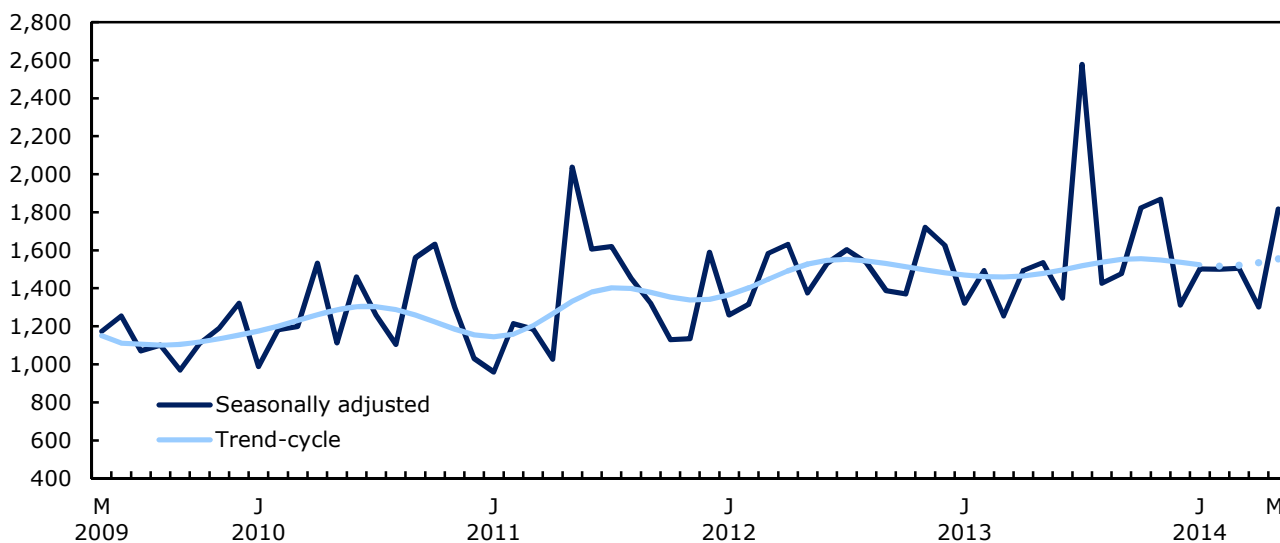
billions of dollars



Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

Chart 5
Value of commercial building permits

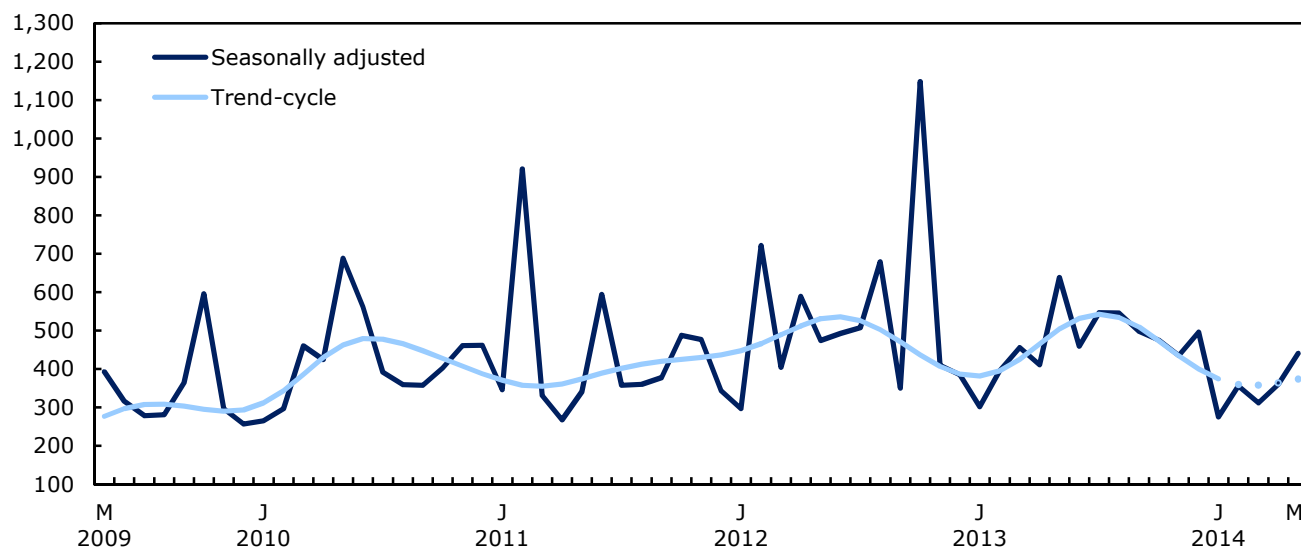
millions of dollars



Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

Chart 6
Value of industrial building permits

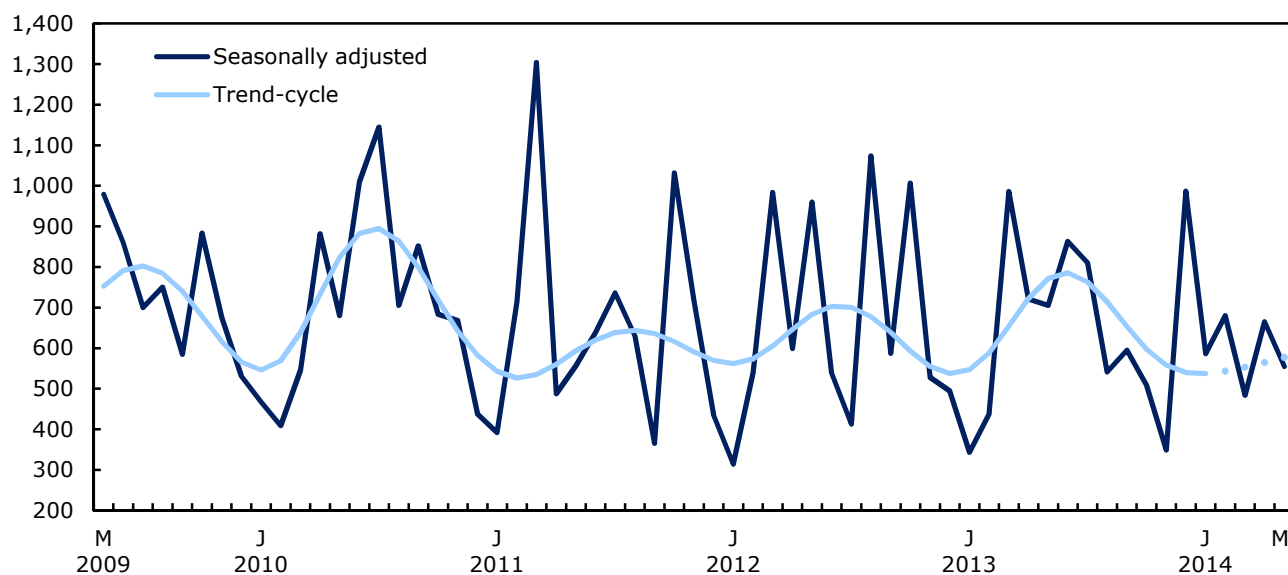
millions of dollars



Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

Chart 7
Value of institutional and governmental building permits

millions of dollars



Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

Related products

Selected publications from Statistics Canada

61-205-X	Private and Public Investment in Canada, Intentions
62-202-X	Spending Patterns in Canada

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

	2014 May ^p	2014 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	6,945,546	6,105,066	13.8	2.2	-3.2	-11.3	8.1	-4.8
Newfoundland and Labrador	77,930	59,118	31.8	41.8	-1.3	-57.5	36.8	1.8
Prince Edward Island	17,244	12,740	35.4	-11.9	-37.3	52.2	27.7	-51.3
Nova Scotia	98,582	129,184	-23.7	42.1	56.3	-23.0	50.5	-29.3
New Brunswick	67,019	37,637	78.1	-34.6	-25.2	4.1	62.1	-34.0
Quebec	1,122,677	1,190,776	-5.7	4.3	-4.8	-12.1	-22.2	56.9
Ontario	2,542,544	2,204,208	15.3	3.1	-14.0	3.8	12.2	-19.0
Manitoba	384,246	195,515	96.5	34.9	2.8	-27.2	48.6	-25.0
Saskatchewan	266,230	250,443	6.3	29.7	4.1	-12.5	39.0	-35.8
Alberta	1,473,531	1,341,614	9.8	4.2	8.2	-26.1	18.5	-3.1
British Columbia	884,321	676,756	30.7	-20.5	12.1	-16.3	31.3	-28.0
Yukon	9,835	3,385	190.5	-52.1	83.5	-32.0	473.7	-64.9
Northwest Territories	1,387	3,690	-62.4	189.0	-35.8	56.5	69.0	-9.5
Nunavut	0	0	...	-100.0	-14.3	46.3	-90.5	36,462.5

Table 2
Value of non-residential building permits, provinces and territories, seasonally adjusted

	2014 May ^p	2014 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	2,811,245	2,327,825	20.8	1.2	-9.3	7.4	-15.4	5.4
Newfoundland and Labrador	29,187	19,358	50.8	55.2	-4.7	-74.3	89.2	29.4
Prince Edward Island	7,842	3,790	106.9	-60.8	-24.4	68.1	30.4	-63.8
Nova Scotia	45,331	52,502	-13.7	35.5	238.0	-47.9	34.7	-15.0
New Brunswick	33,216	15,238	118.0	-57.3	8.3	162.2	8.6	-68.9
Quebec	443,198	500,869	-11.5	13.7	-6.0	10.0	-60.7	157.3
Ontario	1,021,270	787,645	29.7	-2.3	-30.7	29.1	7.9	-30.2
Manitoba	217,475	73,290	196.7	71.8	0.5	-44.2	96.9	-27.3
Saskatchewan	100,505	124,418	-19.2	97.9	-23.3	8.4	74.6	-62.5
Alberta	627,802	540,331	16.2	0.5	25.3	-21.9	2.8	1.8
British Columbia	278,908	207,786	34.2	-31.9	11.4	15.2	43.3	-32.0
Yukon	6,151	623	887.3	-87.0	136.4	33.6	73.1	28.7
Northwest Territories	360	1,975	-81.8	3,305.2	-96.7	45.6	338.0	-43.1
Nunavut	0	0	...	-100.0	66.7	...	-100.0	...

Table 3
Value of residential building permits, provinces and territories, seasonally adjusted

	2014 May ^p	2014 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	4,134,301	3,777,241	9.5	2.8	1.0	-20.8	26.1	-11.4
Newfoundland and Labrador	48,743	39,760	22.6	36.0	0.2	-39.9	6.0	-9.5
Prince Edward Island	9,402	8,950	5.1	87.0	-53.3	36.2	25.0	-26.8
Nova Scotia	53,251	76,682	-30.6	47.1	11.7	-12.7	58.1	-34.6
New Brunswick	33,803	22,399	50.9	2.7	-50.3	-28.3	80.3	6.7
Quebec	679,479	689,907	-1.5	-1.6	-4.0	-22.1	39.9	-3.8
Ontario	1,521,274	1,416,563	7.4	6.4	0.7	-11.4	15.0	-9.7
Manitoba	166,771	122,225	36.4	19.5	3.8	-16.3	28.2	-23.9
Saskatchewan	165,725	126,025	31.5	-3.3	25.8	-24.0	24.9	-10.5
Alberta	845,729	801,283	5.5	6.8	-1.4	-28.3	28.7	-6.0
British Columbia	605,413	468,970	29.1	-14.2	12.5	-27.5	27.5	-26.6
Yukon	3,684	2,762	33.4	22.3	24.3	-56.1	3,730.6	-94.9
Northwest Territories	1,027	1,715	-40.1	40.7	480.5	328.6	-89.6	38.7
Nunavut	0	0	...	-100.0	-92.0	-25.4	-34.3	5,212.5

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

	2014 May ^p	2014 April ^r	May to April	April to March	March to February	February to January	January to December	December to November
	units		percentage change					
Canada	208,980	186,948	11.8	-2.1	12.8	-23.3	17.6	-13.6
Newfoundland and Labrador	2,784	2,004	38.9	32.5	13.5	-55.4	44.8	-21.1
Prince Edward Island	780	660	18.2	189.5	-56.8	-10.2	63.3	-43.4
Nova Scotia	2,820	4,836	-41.7	6.1	95.9	-15.7	53.3	-38.8
New Brunswick	3,948	2,016	95.8	47.4	-24.5	-27.1	27.8	17.4
Quebec	38,076	42,024	-9.4	-2.7	2.4	-16.3	19.1	-4.6
Ontario	68,652	62,352	10.1	0.2	13.6	-14.5	-1.5	-2.3
Manitoba	12,312	6,576	87.2	38.7	1.5	-34.3	63.1	-42.7
Saskatchewan	9,492	7,176	32.3	-7.4	40.4	-20.0	5.7	-14.3
Alberta	38,316	38,928	-1.6	3.6	3.4	-26.9	27.8	-18.5
British Columbia	31,488	20,184	56.0	-27.1	40.1	-40.9	37.2	-31.2
Yukon	276	156	76.9	85.7	250.0	-90.0	...	-100.0
Northwest Territories	36	36	0.0	-40.0	-100.0	...
Nunavut	0	0	...	-100.0	-90.0	42.9	-41.7	...

Table 5

Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2014

	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					
Canada									
April ^r	5,919	9,660	15,579	3,777,241	359,942	1,302,394	665,489	2,327,825	6,105,066
May ^p	6,085	11,330	17,415	4,134,301	440,532	1,815,913	554,800	2,811,245	6,945,546
Cumulative Jan. to May 2014	30,051	51,378	81,429	19,813,400	1,744,039	7,624,047	2,970,366	12,338,452	32,151,852
Cumulative Jan. to May 2013	31,908	52,352	84,260	19,890,121	2,201,070	7,097,212	3,191,793	12,490,075	32,380,196
Newfoundland and Labrador									
April ^r	117	50	167	39,760	700	18,516	142	19,358	59,118
May ^p	129	103	232	48,743	5,074	15,651	8,462	29,187	77,930
Cumulative Jan. to May 2014	539	346	885	195,431	44,831	62,918	17,248	124,997	320,428
Cumulative Jan. to May 2013	743	379	1,122	265,143	25,743	54,746	21,607	102,096	367,239
Prince Edward Island									
April ^r	23	32	55	8,950	1,278	2,512	0	3,790	12,740
May ^p	35	30	65	9,402	1,497	5,599	746	7,842	17,244
Cumulative Jan. to May 2014	141	91	232	40,915	5,507	31,280	4,924	41,711	82,626
Cumulative Jan. to May 2013	183	102	285	49,603	1,650	30,798	25,265	57,713	107,316
Nova Scotia									
April ^r	102	301	403	76,682	6,670	19,605	26,227	52,502	129,184
May ^p	127	108	235	53,251	6,287	30,439	8,605	45,331	98,582
Cumulative Jan. to May 2014	573	869	1,442	282,169	23,242	102,029	44,825	170,096	452,265
Cumulative Jan. to May 2013	832	1,282	2,114	403,013	16,476	95,586	32,626	144,688	547,701
New Brunswick									
April ^r	83	85	168	22,399	422	9,016	5,800	15,238	37,637
May ^p	108	221	329	33,803	1,117	27,381	4,718	33,216	67,019
Cumulative Jan. to May 2014	530	439	969	183,120	19,258	85,286	25,167	129,711	312,831
Cumulative Jan. to May 2013	653	828	1,481	207,204	7,276	77,810	158,279	243,365	450,569
Quebec									
April ^r	934	2,568	3,502	689,907	49,823	231,783	219,263	500,869	1,190,776
May ^p	947	2,226	3,173	679,479	104,311	233,959	104,928	443,198	1,122,677
Cumulative Jan. to May 2014	4,576	13,417	17,993	3,738,528	375,751	1,184,250	719,235	2,279,236	6,017,764
Cumulative Jan. to May 2013	5,427	11,928	17,355	3,790,325	466,435	1,401,297	542,559	2,410,291	6,200,616
Ontario									
April ^r	2,248	2,948	5,196	1,416,563	162,552	406,801	218,292	787,645	2,204,208
May ^p	2,318	3,403	5,721	1,521,274	151,791	668,771	200,708	1,021,270	2,542,544
Cumulative Jan. to May 2014	10,669	15,339	26,008	7,082,751	661,793	2,917,367	1,101,683	4,680,843	11,763,594
Cumulative Jan. to May 2013	10,420	18,128	28,548	7,061,467	836,408	2,407,511	977,255	4,221,174	11,282,641
Manitoba									
April ^r	269	279	548	122,225	13,953	44,868	14,469	73,290	195,515
May ^p	270	756	1,026	166,771	8,606	190,922	17,947	217,475	384,246
Cumulative Jan. to May 2014	1,369	1,581	2,950	607,584	33,316	346,539	72,041	451,896	1,059,480
Cumulative Jan. to May 2013	1,537	1,346	2,883	629,360	33,093	202,676	93,628	329,397	958,757
Saskatchewan									
April ^r	256	342	598	126,025	12,073	46,400	65,945	124,418	250,443
May ^p	259	532	791	165,725	12,804	70,858	16,843	100,505	266,230
Cumulative Jan. to May 2014	1,490	1,580	3,070	661,879	33,745	296,770	114,946	445,461	1,107,340
Cumulative Jan. to May 2013	1,704	1,917	3,621	738,769	117,683	258,175	123,621	499,479	1,238,248
Alberta									
April ^r	1,307	1,937	3,244	801,283	82,856	385,822	71,653	540,331	1,341,614
May ^p	1,292	1,901	3,193	845,729	97,150	407,705	122,947	627,802	1,473,531
Cumulative Jan. to May 2014	7,192	9,546	16,738	4,220,056	374,744	1,801,801	507,787	2,684,332	6,904,388
Cumulative Jan. to May 2013	7,578	7,621	15,199	3,850,300	518,080	1,909,235	835,921	3,263,236	7,113,536

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, 2014

	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	570	1,112	1,682	468,970	27,727	136,638	43,421	207,786	676,756
May ^p	582	2,042	2,624	605,413	50,908	163,515	64,485	278,908	884,321
Cumulative Jan. to May 2014	2,921	8,127	11,048	2,776,038	160,507	786,180	356,562	1,303,249	4,079,287
Cumulative Jan. to May 2013	2,766	8,682	11,448	2,845,169	177,421	629,923	316,156	1,123,500	3,968,669
Yukon									
April ^r	7	6	13	2,762	184	234	205	623	3,385
May ^p	15	8	23	3,684	972	768	4,411	6,151	9,835
Cumulative Jan. to May 2014	38	27	65	14,659	5,581	3,715	5,830	15,126	29,785
Cumulative Jan. to May 2013	48	62	110	15,884	516	11,410	2,185	14,111	29,995
Northwest Territories									
April ^r	3	0	3	1,715	1,704	199	72	1,975	3,690
May ^p	3	0	3	1,027	15	345	0	360	1,387
Cumulative Jan. to May 2014	11	0	11	4,220	1,764	3,512	118	5,394	9,614
Cumulative Jan. to May 2013	14	10	24	12,249	279	15,242	51,091	66,612	78,861
Nunavut									
April ^r	0	0	0	0	0	0	0	0	0
May ^p	0	0	0	0	0	0	0	0	0
Cumulative Jan. to May 2014	2	16	18	6,050	4,000	2,400	0	6,400	12,450
Cumulative Jan. to May 2013	3	67	70	21,635	10	2,803	11,600	14,413	36,048

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, 2014

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential				
					Industrial	Commercial	Institutional and governmental		
units									

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, 2014

	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					
Kingston, Ontario									
April r	32	71	103	14,255	143	1,165	3,288	4,596	18,851
May p	51	31	82	16,600	299	2,360	2,670	5,329	21,929
Cumulative Jan. to May 2014	141	133	274	51,404	2,081	61,754	258,840	322,675	374,079
Cumulative Jan. to May 2013	141	138	279	54,679	7,388	28,253	17,188	52,829	107,508
Kitchener-Cambridge-Waterloo, Ontario									
April r	55	108	163	39,117	19,903	17,909	8,711	46,523	85,640
May p	129	75	204	60,233	9,565	14,163	14,134	37,862	98,095
Cumulative Jan. to May 2014	325	692	1,017	250,800	42,986	83,208	41,912	168,106	418,906
Cumulative Jan. to May 2013	337	721	1,058	248,104	17,168	88,096	59,455	164,719	412,823
London, Ontario									
April r	100	313	413	96,709	7,809	16,803	9,554	34,166	130,875
May p	101	28	129	44,451	2,520	12,712	1,934	17,166	61,617
Cumulative Jan. to May 2014	460	423	883	255,795	23,443	49,274	34,311	107,028	362,823
Cumulative Jan. to May 2013	512	560	1,072	273,061	18,261	64,386	32,552	115,199	388,260
Moncton, New Brunswick									
April r	14	64	78	8,094	50	1,609	217	1,876	9,970
May p	24	80	104	9,367	352	18,077	1,744	20,173	29,540
Cumulative Jan. to May 2014	89	192	281	43,183	1,946	31,256	2,839	36,041	79,224
Cumulative Jan. to May 2013	129	407	536	55,992	2,293	27,586	41,992	71,871	127,863
Montréal, Quebec									
April r	244	1,513	1,757	315,203	21,011	92,794	84,888	198,693	513,896
May p	245	1,258	1,503	307,723	75,801	133,546	66,665	276,012	583,735
Cumulative Jan. to May 2014	1,203	7,374	8,577	1,766,638	136,195	628,850	362,246	1,127,291	2,893,929
Cumulative Jan. to May 2013	1,422	6,536	7,958	1,824,542	211,059	762,557	234,457	1,208,073	3,032,615
Oshawa, Ontario									
April r	87	45	132	42,899	5	5,943	26,805	32,753	75,652
May p	93	64	157	50,664	1,693	17,386	12,607	31,686	82,350
Cumulative Jan. to May 2014	485	258	743	248,685	6,114	172,999	41,884	220,997	469,682
Cumulative Jan. to May 2013	378	157	535	181,597	11,479	29,779	9,000	50,258	231,855
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
April r	217	315	532	131,781	1,803	43,390	5,104	50,297	182,078
May p	195	211	406	109,893	1,200	32,830	7,665	41,695	151,588
Cumulative Jan. to May 2014	837	1,920	2,757	634,339	11,037	249,770	43,320	304,127	938,466
Cumulative Jan. to May 2013	783	1,811	2,594	547,057	9,253	211,165	99,395	319,813	866,870
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
April r	33	86	119	22,893	3	12,007	2,150	14,160	37,053
May p	35	152	187	27,088	237	18,049	1,987	20,273	47,361
Cumulative Jan. to May 2014	164	1,104	1,268	201,795	2,855	68,193	50,442	121,490	323,285
Cumulative Jan. to May 2013	151	555	706	125,728	942	85,899	8,777	95,618	221,346
Peterborough, Ontario									
April r	20	2	22	4,705	0	2,758	1,000	3,758	8,463
May p	24	26	50	10,534	3,504	4,465	1,502	9,471	20,005
Cumulative Jan. to May 2014	67	39	106	26,359	4,588	9,739	2,837	17,164	43,523
Cumulative Jan. to May 2013	109	67	176	47,568	749	6,092	7,891	14,732	62,300
Québec, Quebec									
April r	92	363	455	82,684	5,973	46,101	6,851	58,925	141,609
May p	74	307	381	75,387	2,018	24,714	3,057	29,789	105,176
Cumulative Jan. to May 2014	460	2,059	2,519	461,113	19,871	156,666	37,124	213,661	674,774
Cumulative Jan. to May 2013	445	1,640	2,085	388,829	37,400	164,515	75,801	277,716	666,545

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, 2014

	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	52	144	196	32,610	1,843	12,225	13,943	28,011	60,621
May ^p	43	106	149	24,499	1,005	10,462	9,244	20,711	45,210
Cumulative Jan. to May 2014	365	461	826	146,691	4,216	90,501	25,362	120,079	266,770
Cumulative Jan. to May 2013	534	763	1,297	210,466	12,816	68,375	32,175	113,366	323,832
Saguenay, Quebec									
April ^r	43	61	104	20,326	722	2,360	350	3,432	23,758
May ^p	51	51	102	19,923	211	1,466	2,268	3,945	23,868
Cumulative Jan. to May 2014	179	184	363	78,330	3,546	15,975	21,358	40,879	119,209
Cumulative Jan. to May 2013	209	184	393	82,386	5,321	16,766	12,110	34,197	116,583
Saint John, New Brunswick									
April ^r	18	4	22	4,540	142	2,329	366	2,837	7,377
May ^p	19	71	90	7,454	94	1,084	7	1,185	8,639
Cumulative Jan. to May 2014	98	84	182	37,807	15,173	31,383	1,642	48,198	86,005
Cumulative Jan. to May 2013	104	78	182	35,560	882	9,734	13,826	24,442	60,002
Saskatoon, Saskatchewan									
April ^r	151	162	313	68,047	2,461	18,288	650	21,399	89,446
May ^p	152	399	551	112,980	4,720	37,236	7,511	49,467	162,447
Cumulative Jan. to May 2014	729	990	1,719	363,900	12,002	114,166	25,654	151,822	515,722
Cumulative Jan. to May 2013	685	753	1,438	315,383	51,198	107,720	78,376	237,294	552,677
Sherbrooke, Quebec									
April ^r	47	29	76	17,880	276	8,690	1,404	10,370	28,250
May ^p	31	41	72	15,507	1,928	5,811	3,286	11,025	26,532
Cumulative Jan. to May 2014	232	284	516	100,399	3,678	23,875	20,576	48,129	148,528
Cumulative Jan. to May 2013	332	395	727	131,034	26,130	43,727	59,849	129,706	260,740
St. Catharines-Niagara, Ontario									
April ^r	55	66	121	33,347	3,955	6,072	2,217	12,244	45,591
May ^p	45	79	124	31,564	1,967	3,732	4,660	10,359	41,923
Cumulative Jan. to May 2014	263	230	493	136,650	16,767	58,431	13,952	89,150	225,800
Cumulative Jan. to May 2013	271	282	553	137,605	23,033	158,425	67,702	249,160	386,765
St. John's, Newfoundland and Labrador									
April ^r	58	41	99	24,263	200	17,078	50	17,328	41,591
May ^p	64	74	138	28,756	0	9,646	8,440	18,086	46,842
Cumulative Jan. to May 2014	272	279	551	119,785	37,454	50,288	17,075	104,817	224,602
Cumulative Jan. to May 2013	391	233	624	156,686	2,446	39,133	7,787	49,366	206,052
Thunder Bay, Ontario									
April ^r	18	10	28	5,065	1,363	5,570	90	7,023	12,088
May ^p	21	4	25	6,312	80	3,885	9,182	13,147	19,459
Cumulative Jan. to May 2014	50	70	120	25,858	2,368	16,803	11,138	30,309	56,167
Cumulative Jan. to May 2013	69	36	105	27,661	1,529	26,874	4,736	33,139	60,800
Toronto, Ontario									
April ^r	900	1,563	2,463	703,494	56,408	238,376	67,615	362,399	1,065,893
May ^p	811	2,515	3,326	839,977	45,858	493,390	87,805	627,053	1,467,030
Cumulative Jan. to May 2014	4,180	9,557	13,737	3,775,080	224,457	1,720,773	267,083	2,212,313	5,987,393
Cumulative Jan. to May 2013	3,828	11,991	15,819	3,722,911	319,444	1,236,774	442,326	1,998,544	5,721,455
Trois-Rivières, Quebec									
April ^r	19	30	49	19,007	690	3,722	196	4,608	23,615
May ^p	29	97	126	25,720	50	708	3,042	3,800	29,520
Cumulative Jan. to May 2014	89	272	361	85,748	12,787	21,803	7,576	42,166	127,914
Cumulative Jan. to May 2013	108	271	379	81,893	5,593	36,422	11,048	53,063	134,956

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, 2014

	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					
Vancouver, British Columbia									
April ^r	227	750	977	280,234	11,666	75,770	5,156	92,592	372,826
May ^p	218	1,572	1,790	416,075	26,643	103,729	47,704	178,076	594,151
Cumulative Jan. to May 2014	1,150	6,368	7,518	1,842,257	69,154	538,299	156,891	764,344	2,606,601
Cumulative Jan. to May 2013	1,183	7,198	8,381	2,048,190	74,985	394,356	130,689	600,030	2,648,220
Victoria, British Columbia									
April ^r	45	23	68	27,056	436	7,319	794	8,549	35,605
May ^p	49	238	287	52,024	710	6,853	2,463	10,026	62,050
Cumulative Jan. to May 2014	229	454	683	158,146	3,175	42,780	67,909	113,864	272,010
Cumulative Jan. to May 2013	210	331	541	139,371	4,559	44,936	75,927	125,422	264,793
Windsor, Ontario									
April ^r	56	36	92	24,872	6,027	5,809	10,365	22,201	47,073
May ^p	51	28	79	24,418	3,717	3,194	5,390	12,301	36,719
Cumulative Jan. to May 2014	216	89	305	91,993	10,676	33,425	27,625	71,726	163,719
Cumulative Jan. to May 2013	248	64	312	95,808	8,960	21,704	16,181	46,845	142,653
Winnipeg, Manitoba									
April ^r	164	246	410	88,140	9,036	29,834	9,044	47,914	136,054
May ^p	161	541	702	114,424	3,269	178,835	7,944	190,048	304,472
Cumulative Jan. to May 2014	854	1,247	2,101	422,209	18,419	293,413	43,740	355,572	777,781
Cumulative Jan. to May 2013	884	936	1,820	404,050	20,732	163,245	82,675	266,652	670,702

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, 2014

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Canada							
April ^r	6,811	18	1,207	1,878	5,529	1,193	16,636
May ^p	8,066	46	916	1,931	8,156	642	19,757
Cumulative Jan. to May 2014	28,439	93	4,516	8,567	33,621	3,858	79,094
Cumulative Jan. to May 2013	30,317	123	4,356	8,514	35,186	3,629	82,125
Newfoundland and Labrador							
April ^r	155	0	4	0	38	8	205
May ^p	213	2	0	0	98	5	318
Cumulative Jan. to May 2014	480	2	6	9	288	43	828
Cumulative Jan. to May 2013	680	1	26	38	272	43	1,060
Prince Edward Island							
April ^r	28	2	4	0	26	2	62
May ^p	54	2	10	8	6	6	86
Cumulative Jan. to May 2014	108	4	20	8	53	10	203
Cumulative Jan. to May 2013	143	4	14	4	82	3	250
Nova Scotia							
April ^r	117	1	12	0	293	24	447
May ^p	181	8	0	47	71	7	314
Cumulative Jan. to May 2014	481	18	36	58	679	133	1,405
Cumulative Jan. to May 2013	714	19	76	47	895	169	1,920
New Brunswick							
April ^r	98	4	34	3	43	6	188
May ^p	228	1	22	4	188	7	450
Cumulative Jan. to May 2014	417	7	77	41	301	24	867
Cumulative Jan. to May 2013	531	12	60	39	644	87	1,373
Quebec							
April ^r	1,333	4	298	169	1,500	698	4,002
May ^p	1,374	19	214	79	1,968	222	3,876
Cumulative Jan. to May 2014	4,773	35	1,283	701	9,066	1,663	17,521
Cumulative Jan. to May 2013	5,625	58	1,223	567	8,481	1,185	17,139
Ontario							
April ^r	2,426	4	308	965	1,559	130	5,392
May ^p	2,834	10	281	1,041	1,964	156	6,286
Cumulative Jan. to May 2014	9,698	19	1,012	4,337	9,133	688	24,887
Cumulative Jan. to May 2013	9,378	20	1,055	4,149	11,581	1,227	27,410
Manitoba							
April ^r	310	1	22	20	98	139	590
May ^p	401	2	4	46	703	3	1,159
Cumulative Jan. to May 2014	1,346	4	84	147	1,189	161	2,931
Cumulative Jan. to May 2013	1,481	5	81	240	926	101	2,834
Saskatchewan							
April ^r	311	1	41	8	254	39	654
May ^p	374	0	38	52	411	31	906
Cumulative Jan. to May 2014	1,380	1	183	134	1,088	176	2,962
Cumulative Jan. to May 2013	1,604	2	122	405	1,295	95	3,523
Alberta							
April ^r	1,445	1	391	438	1,009	99	3,383
May ^p	1,679	0	317	259	1,296	29	3,580
Cumulative Jan. to May 2014	6,965	1	1,621	1,716	5,850	360	16,513
Cumulative Jan. to May 2013	7,468	2	1,441	1,533	4,330	318	15,092
British Columbia							
April ^r	579	0	93	270	709	47	1,698
May ^p	697	1	28	389	1,451	176	2,742
Cumulative Jan. to May 2014	2,732	1	192	1,399	5,954	596	10,874
Cumulative Jan. to May 2013	2,641	0	252	1,468	6,584	388	11,333

Table 7 – continued

Dwelling units, provinces and territories, unadjusted, 2014

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Yukon							
April r	6	0	0	5	0	1	12
May p	28	1	2	6	0	0	37
Cumulative Jan. to May 2014	46	1	2	11	10	4	74
Cumulative Jan. to May 2013	35	0	4	12	33	13	97
Northwest Territories							
April r	3	0	0	0	0	0	3
May p	3	0	0	0	0	0	3
Cumulative Jan. to May 2014	11	0	0	0	0	0	11
Cumulative Jan. to May 2013	14	0	0	0	10	0	24
Nunavut							
April r	0	0	0	0	0	0	0
May p	0	0	0	0	0	0	0
Cumulative Jan. to May 2014	2	0	0	6	10	0	18
Cumulative Jan. to May 2013	3	0	2	12	53	0	70

Table 8
Dwelling units, census metropolitan areas, unadjusted, May 2014

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford-Mission, British Columbia	17	0	0	0	1	1	19
Barrie, Ontario	75	0	0	13	24	0	112
Brantford, Ontario	40	0	0	17	0	0	57
Calgary, Alberta	649	0	77	90	833	1	1,650
Edmonton, Alberta	536	0	216	148	341	22	1,263
Greater Sudbury, Ontario	36	0	2	0	4	0	42
Guelph, Ontario	31	0	10	0	0	14	55
Halifax, Nova Scotia	56	1	0	47	32	1	137
Hamilton, Ontario	101	0	4	66	6	1	178
Kelowna, British Columbia	43	0	2	1	18	5	69
Kingston, Ontario	56	1	4	21	0	7	89
Kitchener-Cambridge-Waterloo, Ontario	147	0	5	55	8	7	222
London, Ontario	115	0	2	26	0	0	143
Moncton, New Brunswick	42	0	20	0	60	0	122
Montréal, Quebec	321	0	42	48	1,204	79	1,694
Oshawa, Ontario	106	0	10	46	0	8	170
Ottawa-Gatineau, Ontario/Quebec	269	0	47	147	164	18	645
Ottawa-Gatineau, Ontario part, Ontario/Quebec	222	0	21	136	39	15	433
Ottawa-Gatineau, Quebec part, Ontario/Quebec	47	0	26	11	125	3	212
Peterborough, Ontario	27	0	0	0	0	26	53
Québec, Quebec	97	0	29	6	287	13	432
Regina, Saskatchewan	58	0	18	6	80	2	164
Saguenay, Quebec	67	0	0	0	20	36	123
Saint John, New Brunswick	34	0	0	0	66	5	105
Saskatoon, Saskatchewan	204	0	18	45	307	29	603
Sherbrooke, Quebec	40	0	6	4	31	5	86
St. Catharines-Niagara, Ontario	51	0	4	74	0	1	130
St. John's, Newfoundland and Labrador	95	0	0	0	73	1	169
Thunder Bay, Ontario	24	0	0	4	0	0	28
Toronto, Ontario	924	0	165	453	1,853	44	3,439
Trois-Rivières, Quebec	39	0	14	0	66	26	145
Vancouver, British Columbia	242	0	6	364	1,180	22	1,814
Victoria, British Columbia	54	0	0	1	112	126	293
Windsor, Ontario	58	0	9	19	0	0	86
Winnipeg, Manitoba	205	0	2	40	498	1	746

Table 9

Dwelling units, census metropolitan areas, unadjusted, cumulative, January to May 2014

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford-Mission, British Columbia	68	0	0	0	153	4	225
Barrie, Ontario	254	0	0	18	24	2	298
Brantford, Ontario	105	0	0	29	24	6	164
Calgary, Alberta	2,777	0	470	698	2,207	7	6,159
Edmonton, Alberta	2,418	0	1,060	809	2,505	126	6,918
Greater Sudbury, Ontario	63	0	6	0	4	3	76
Guelph, Ontario	92	0	20	59	17	67	255
Halifax, Nova Scotia	175	1	10	58	497	104	845
Hamilton, Ontario	475	0	20	511	190	5	1,201
Kelowna, British Columbia	180	0	2	72	88	23	365
Kingston, Ontario	133	1	12	42	66	14	268
Kitchener-Cambridge-Waterloo, Ontario	313	0	7	278	358	49	1,005
London, Ontario	409	0	13	111	292	7	832
Moncton, New Brunswick	77	0	67	16	105	4	269
Montréal, Quebec	1,267	0	310	351	5,373	996	8,297
Oshawa, Ontario	432	0	62	173	0	23	690
Ottawa-Gatineau, Ontario/Quebec	966	0	317	955	1,504	96	3,838
Ottawa-Gatineau, Ontario part, Ontario/Quebec	800	0	103	725	1,014	78	2,720
Ottawa-Gatineau, Quebec part, Ontario/Quebec	166	0	214	230	490	18	1,118
Peterborough, Ontario	66	0	0	11	0	28	105
Québec, Quebec	472	1	212	26	1,574	167	2,452
Regina, Saskatchewan	326	0	106	10	325	20	787
Saguenay, Quebec	200	0	2	0	119	55	376
Saint John, New Brunswick	74	1	0	11	66	7	159
Saskatoon, Saskatchewan	723	0	61	123	655	151	1,713
Sherbrooke, Quebec	240	0	64	29	135	31	499
St. Catharines-Niagara, Ontario	237	0	39	175	0	16	467
St. John's, Newfoundland and Labrador	248	0	4	9	234	32	527
Thunder Bay, Ontario	52	0	0	4	66	0	122
Toronto, Ontario	3,883	0	564	1,890	6,827	276	13,440
Trois-Rivières, Quebec	107	0	35	0	189	36	367
Vancouver, British Columbia	1,090	0	100	1,101	4,908	262	7,461
Victoria, British Columbia	218	0	6	34	234	183	675
Windsor, Ontario	206	0	35	41	10	3	295
Winnipeg, Manitoba	864	0	72	141	877	157	2,111

Table 10

Value of residential and non-residential building permits, provinces and territories, unadjusted, 2014

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Canada					
April r	4,143,541	374,654	1,217,217	673,348	6,408,760
May p	4,998,897	470,510	1,829,149	579,603	7,878,159
Cumulative Jan. to May 2014	18,799,057	1,638,061	7,054,547	2,881,246	30,372,911
Cumulative Jan. to May 2013	19,114,851	2,176,874	6,620,360	3,152,245	31,064,330
Newfoundland and Labrador					
April r	48,592	700	18,516	142	67,950
May p	75,397	5,074	15,651	8,462	104,584
Cumulative Jan. to May 2014	179,199	44,831	62,918	17,248	304,196
Cumulative Jan. to May 2013	243,415	25,743	54,746	21,607	345,511
Prince Edward Island					
April r	10,696	1,278	2,512	0	14,486
May p	15,481	1,497	5,599	746	23,323
Cumulative Jan. to May 2014	35,073	5,507	31,280	4,924	76,784
Cumulative Jan. to May 2013	44,064	1,650	30,798	25,265	101,777
Nova Scotia					
April r	84,928	6,670	19,605	26,227	137,430
May p	72,195	6,287	30,439	8,605	117,526
Cumulative Jan. to May 2014	260,484	23,242	102,029	44,825	430,580
Cumulative Jan. to May 2013	373,776	16,476	95,586	32,626	518,464
New Brunswick					
April r	34,227	422	9,016	5,800	49,465
May p	72,701	1,117	27,381	4,718	105,917
Cumulative Jan. to May 2014	141,530	19,258	85,286	25,167	271,241
Cumulative Jan. to May 2013	183,430	7,276	77,810	158,279	426,795
Quebec					
April r	859,233	51,766	209,541	227,122	1,347,662
May p	982,140	109,591	276,853	129,731	1,498,315
Cumulative Jan. to May 2014	3,602,139	309,072	1,001,462	630,115	5,542,788
Cumulative Jan. to May 2013	3,761,328	472,067	1,271,304	503,011	6,007,710
Ontario					
April r	1,506,291	175,321	361,011	218,292	2,260,915
May p	1,729,913	176,489	632,620	200,708	2,739,730
Cumulative Jan. to May 2014	6,638,976	622,494	2,608,902	1,101,683	10,972,055
Cumulative Jan. to May 2013	6,657,425	806,580	2,140,031	977,255	10,581,291
Manitoba					
April r	129,842	13,953	44,868	14,469	203,132
May p	201,234	8,606	190,922	17,947	418,709
Cumulative Jan. to May 2014	585,116	33,316	346,539	72,041	1,037,012
Cumulative Jan. to May 2013	603,009	33,093	202,676	93,628	932,406
Saskatchewan					
April r	143,911	12,073	46,400	65,945	268,329
May p	205,454	12,804	70,858	16,843	305,959
Cumulative Jan. to May 2014	623,441	33,745	296,770	114,946	1,068,902
Cumulative Jan. to May 2013	697,697	117,683	258,175	123,621	1,197,176
Alberta					
April r	845,048	82,856	368,677	71,653	1,368,234
May p	975,375	97,150	414,198	122,947	1,609,670
Cumulative Jan. to May 2014	4,037,699	374,744	1,723,554	507,787	6,643,784
Cumulative Jan. to May 2013	3,727,883	518,080	1,829,856	835,921	6,911,740
British Columbia					
April r	476,486	27,727	136,638	43,421	684,272
May p	660,756	50,908	163,515	64,485	939,664
Cumulative Jan. to May 2014	2,671,843	160,507	786,180	356,562	3,975,092
Cumulative Jan. to May 2013	2,777,313	177,421	629,923	316,156	3,900,813

Table 10 – continued

Value of residential and non-residential building permits, provinces and territories, unadjusted, 2014

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Yukon					
April r	2,367	184	234	205	2,990
May p	6,458	972	768	4,411	12,609
Cumulative Jan. to May 2014	12,390	5,581	3,715	5,830	27,516
Cumulative Jan. to May 2013	14,082	516	11,410	2,185	28,193
Northwest Territories					
April r	1,920	1,704	199	72	3,895
May p	1,793	15	345	0	2,153
Cumulative Jan. to May 2014	5,117	1,764	3,512	118	10,511
Cumulative Jan. to May 2013	9,794	279	15,242	51,091	76,406
Nunavut					
April r	0	0	0	0	0
May p	0	0	0	0	0
Cumulative Jan. to May 2014	6,050	4,000	2,400	0	12,450
Cumulative Jan. to May 2013	21,635	10	2,803	11,600	36,048

Table 11

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, May 2014

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	4,078	413	2,432	3,673	10,596
Barrie, Ontario	27,256	3,087	5,862	2,503	38,708
Brantford, Ontario	11,458	2,608	286	1,847	16,199
Calgary, Alberta	471,930	15,914	149,832	37,669	675,345
Edmonton, Alberta	315,596	36,559	157,561	12,398	522,114
Greater Sudbury, Ontario	13,280	14,215	4,359	1,150	33,004
Guelph, Ontario	13,744	928	4,383	2,871	21,926
Halifax, Nova Scotia	30,988	923	24,500	6,749	63,160
Hamilton, Ontario	68,634	8,657	16,275	4,640	98,206
Kelowna, British Columbia	22,590	93	3,730	5,354	31,767
Kingston, Ontario	18,394	299	2,193	2,670	23,556
Kitchener-Cambridge-Waterloo, Ontario	67,035	9,565	13,163	14,134	103,897
London, Ontario	49,607	2,520	11,815	1,934	65,876
Moncton, New Brunswick	18,659	352	18,077	1,744	38,832
Montréal, Quebec	419,317	75,801	156,876	81,444	733,438
Oshawa, Ontario	56,035	1,693	16,159	12,607	86,494
Ottawa-Gatineau, Ontario/Quebec	157,423	1,437	51,715	10,093	220,668
Ottawa-Gatineau, Ontario part, Ontario/Quebec	119,971	1,200	30,513	7,665	159,349
Ottawa-Gatineau, Quebec part, Ontario/Quebec	37,452	237	21,202	2,428	61,319
Peterborough, Ontario	11,654	3,504	4,150	1,502	20,810
Québec, Quebec	103,254	2,018	29,031	3,735	138,038
Regina, Saskatchewan	28,835	1,005	10,462	9,244	49,546
Saguenay, Quebec	28,681	211	1,722	2,771	33,385
Saint John, New Brunswick	15,058	94	1,084	7	16,243
Saskatoon, Saskatchewan	129,689	4,720	37,236	7,511	179,156
Sherbrooke, Quebec	22,236	1,928	6,826	4,014	35,004
St. Catharines-Niagara, Ontario	33,823	1,967	3,469	4,660	43,919
St. John's, Newfoundland and Labrador	40,221	0	9,646	8,440	58,307
Thunder Bay, Ontario	7,075	80	3,611	9,182	19,948
Toronto, Ontario	897,284	45,858	458,563	87,805	1,489,510
Trois-Rivières, Quebec	35,517	50	832	3,716	40,115
Vancouver, British Columbia	432,267	26,643	103,729	47,704	610,343
Victoria, British Columbia	54,805	710	6,853	2,463	64,831
Windsor, Ontario	27,026	3,717	2,969	5,390	39,102
Winnipeg, Manitoba	126,359	3,269	178,835	7,944	316,407

Table 12

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January to May 2014

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford-Mission, British Columbia	42,075	17,024	7,186	14,389	80,674
Barrie, Ontario	83,298	7,873	18,336	14,816	124,323
Brantford, Ontario	32,787	4,268	4,213	4,383	45,651
Calgary, Alberta	1,712,980	46,190	732,130	164,034	2,655,334
Edmonton, Alberta	1,577,085	87,017	534,916	110,103	2,309,121
Greater Sudbury, Ontario	25,982	18,648	15,669	34,406	94,705
Guelph, Ontario	55,305	3,171	23,079	16,643	98,198
Halifax, Nova Scotia	143,818	9,416	64,772	29,988	247,994
Hamilton, Ontario	344,017	21,159	130,621	57,293	553,090
Kelowna, British Columbia	112,967	4,905	23,709	16,643	158,224
Kingston, Ontario	49,470	2,081	54,625	258,840	365,016
Kitchener-Cambridge-Waterloo, Ontario	245,845	42,986	73,885	41,912	404,628
London, Ontario	236,659	23,443	43,124	34,311	337,537
Moncton, New Brunswick	39,426	1,946	31,256	2,839	75,467
Montréal, Quebec	1,681,442	136,195	526,375	323,670	2,667,682
Oshawa, Ontario	225,062	6,114	182,614	41,884	455,674
Ottawa-Gatineau, Ontario/Quebec	788,876	13,892	284,976	78,985	1,166,729
Ottawa-Gatineau, Ontario part, Ontario/Quebec	616,069	11,037	222,523	43,320	892,949
Ottawa-Gatineau, Quebec part, Ontario/Quebec	172,807	2,855	62,453	35,665	273,780
Peterborough, Ontario	25,444	4,588	8,940	2,837	41,809
Québec, Quebec	442,011	19,871	135,836	31,524	629,242
Regina, Saskatchewan	136,041	4,216	90,501	25,362	256,120
Saguenay, Quebec	84,019	3,546	13,397	18,649	119,611
Saint John, New Brunswick	27,288	15,173	31,383	1,642	75,486
Saskatoon, Saskatchewan	355,558	12,002	114,166	25,654	507,380
Sherbrooke, Quebec	97,726	3,678	21,232	14,641	137,277
St. Catharines-Niagara, Ontario	127,645	16,767	52,540	13,952	210,904
St. John's, Newfoundland and Labrador	113,678	37,454	50,288	17,075	218,495
Thunder Bay, Ontario	26,203	2,368	15,229	11,138	54,938
Toronto, Ontario	3,619,207	224,457	1,524,005	267,083	5,634,752
Trois-Rivières, Quebec	92,840	12,787	16,524	7,396	129,547
Vancouver, British Columbia	1,804,158	69,154	538,299	156,891	2,568,502
Victoria, British Columbia	153,241	3,175	42,780	67,909	267,105
Windsor, Ontario	88,955	10,676	28,696	27,625	155,952
Winnipeg, Manitoba	415,961	18,419	293,413	43,740	771,533

Table 13

Value of non-residential building permits, by type of building, provinces and territories, unadjusted, May 2014

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	2,879,262	29,187	7,842	45,331	33,216	516,175	1,009,817
Industrial	470,510	5,074	1,497	6,287	1,117	109,591	176,489
Factories, plants	235,340	0	0	0	0	66,238	87,934
Transportation, utilities	84,490	4,834	250	850	0	22,939	10,802
Mining and agriculture	80,662	0	750	2,957	0	7,047	44,410
Minor industrial projects, new and improvements ¹	70,018	240	497	2,480	1,117	13,367	33,343
Commercial	1,829,149	15,651	5,599	30,439	27,381	276,853	632,620
Trade and services	480,482	3,200	0	16,898	8,080	106,683	170,681
Warehouses	277,836	450	1,250	800	11,973	13,407	110,753
Service stations	56,076	1,600	1,500	650	0	5,236	14,356
Office buildings	415,583	4,709	1,030	6,529	2,130	31,469	184,766
Recreation	167,275	1,520	0	306	400	71,285	53,762
Hotels, restaurants	250,716	1,090	0	0	1,300	7,350	32,564
Laboratories	9,361	0	788	0	0	7,896	277
Minor commercial projects, new and improvements ¹	171,820	3,082	1,031	5,256	3,498	33,527	65,461
Institutional and governmental	579,603	8,462	746	8,605	4,718	129,731	200,708
Schools, education	313,244	0	0	579	1,031	77,061	99,830
Hospitals, medical	49,423	300	0	500	0	16,272	23,475
Welfare, home	81,510	0	0	5,662	1,714	15,247	18,760
Churches, religion	33,903	0	650	380	0	1,289	18,501
Government buildings	62,911	8,140	0	750	400	7,848	23,758
Minor institutional and governmental projects, new and improvements ¹	38,612	22	96	734	1,573	12,014	16,384
	Manitoba	Saskat- chewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	217,475	100,505	634,295	278,908	6,151	360	0
Industrial	8,606	12,804	97,150	50,908	972	15	0
Factories, plants	3,390	6,950	52,079	18,749	0	0	0
Transportation, utilities	1,804	2,024	35,886	4,129	972	0	0
Mining and agriculture	1,230	1,930	992	21,346	0	0	0
Minor industrial projects, new and improvements ¹	2,182	1,900	8,193	6,684	0	15	0
Commercial	190,922	70,858	414,198	163,515	768	345	0
Trade and services	9,052	19,530	104,240	42,118	0	0	0
Warehouses	4,008	15,224	107,785	12,186	0	0	0
Service stations	6,587	2,900	17,168	6,079	0	0	0
Office buildings	18,635	22,519	97,407	45,839	550	0	0
Recreation	1,950	1,107	31,815	5,130	0	0	0
Hotels, restaurants	149,553	4,850	28,139	25,870	0	0	0
Laboratories	0	0	400	0	0	0	0
Minor commercial projects, new and improvements ¹	1,137	4,728	27,244	26,293	218	345	0
Institutional and governmental	17,947	16,843	122,947	64,485	4,411	0	0
Schools, education	7,944	9,864	69,320	46,204	1,411	0	0
Hospitals, medical	0	0	1,050	7,826	0	0	0
Welfare, home	0	1,750	37,827	550	0	0	0
Churches, religion	0	4,960	2,900	5,223	0	0	0
Government buildings	9,825	0	8,650	560	2,980	0	0
Minor institutional and governmental projects, new and improvements ¹	178	269	3,200	4,122	20	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 the Canada Mortgage and Housing Corporation (CMHC) 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 CMHC Housing Starts and Completions 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's Head Office and another copy to the local office of the CMHC. 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 CMHC survey are subject to follow-up by telephone.

The reports received at Statistics Canada's 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: Components of the building permits for which seasonal variation is present are seasonally adjusted using the X-12 ARIMA method. Seasonally adjusted data for the total number of housing units and the aggregate value of building permits are obtained indirectly, i.e., by adding up their seasonally adjusted components. Specifically, the total number of dwelling units is obtained by summing the seasonally adjusted data for single-family and multi-family units. The total value of building permits is obtained by summing the following components: residential, industrial, commercial and institutional. In cases where the component series contains no apparent seasonality, unadjusted values are used in the place of seasonally adjusted values in these aggregations.

At the end of the year, the seasonally adjusted time series are revised to take into account the most recent seasonal fluctuations at the same time as a revision to the previous year of the unadjusted data. As a result, revisions for the seasonally adjusted estimates extending back three years are made with the release of January building permits data.

As a complement to the seasonally adjusted series, trend-cycle estimates are produced to indicate the long-term underlying movement of a series and may also be used as early indicators of the direction of the short-term trend (within the current year). Both the seasonally adjusted and trend-cycle estimates are subject to revision as new data points are added to the series. These revisions could be large and even lead to a reversal of movement, especially at the end of the trend series. The higher variability associated with the trend-cycle estimates is indicated with a dotted line for the most recent four months on the graphs.

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 2011 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 2011 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 2011 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 2011 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 2012, more than 98% 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 Building Construction and Property Value 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	City / Cité
CC	Chartered community
CG	Community government
CN	Crown colony / Colonie de la couronne
COM	Community
CT	Canton (municipalité de)
CU	Cantons unis (municipalité de)
CV	City / Ville
CY	City
DM	District municipality
HAM	Hamlet
ID	Improvement district
IGD	Indian government district
IM	Island municipality
IRI	Indian reserve / Réserve indienne
LGD	Local government district
LOT	Township and royalty
M	Municipality / Municipalité
MD	Municipal district
MÉ	Municipalité
MU	Municipality
NH	Northern hamlet
NL	Nisga'a land
NO	Unorganized / Non organisé
NV	Northern village
NVL	Nisgaa village
P	Parish / Paroisse (municipalité de)
PE	Paroisse (municipalité de)
RCR	Rural community / Communauté rurale
RDA	Regional district electoral area
RG	Region
RGM	Regional municipality
RM	Rural municipality
RV	Resort village
S-É	Indian settlement / Établissement indien
SA	Special area
SC	Subdivision of county municipality / Subdivision municipalité de comté
SÉ	Settlement / Établissement
SET	Settlement
SG	Self-government / Autonomie gouvernementale
SM	Specialized municipality
SNO	Subdivision of unorganized / Subdivision non organisée
SV	Summer village
T	Town

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

Source: Statistics Canada, 2011 Census of Population.

<http://www12.statcan.gc.ca/census-recensement/2011/ref/dict/table-tableau/table-tableau-5-eng.cfm>