



Catalogue no. 64-001-XIE

Building Permits

November 2006



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Statistics Canada
Investment and capital stock division
Current investment indicators section

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Published by authority of the Minister responsible for Statistics Canada

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January 2007

Catalogue no. 64-001-XIE, Vol. 50, No. 11

ISSN 1480-7475

Frequency: Monthly

Ottawa

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

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- . not available for any reference period
- .. not available for a specific reference period
- ... not applicable
- 0 true zero or a value rounded to zero
- 0^s value rounded to 0 (zero) where there is a meaningful distinction between true zero and the value that was rounded
- p preliminary
- r revised
- x suppressed to meet the confidentiality requirements of the *Statistics Act*
- E use with caution
- F too unreliable to be published

Acknowledgements

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Important notice

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

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Highlights

- It took Canada's contractors only 11 months in 2006 to set a new annual record for the total value of building permits, thanks to strong residential and non-residential sectors. In November alone, municipalities issued \$6.3 billion in building permits, a record monthly high.

Analysis – November 2006

It took Canada's contractors only 11 months in 2006 to set a new annual record for the total value of building permits, thanks to strong residential and non-residential sectors. In November alone, municipalities issued \$6.3 billion in building permits, a record monthly high.

Between January and November 2006, contractors took out permits worth \$61.1 billion. This cumulative total was 0.5% higher than the previous record of \$60.8 billion, which was for 2005 as a whole.

In the non-residential sector, the 11-month total for permits has already hit a record \$23.2 billion. This was 5.3% higher than the previous mark for 2005 as a whole. The cumulative value of permits in the residential sector was just short of a new peak.

Note to readers

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

The Building Permits Survey covers 2,380 municipalities representing 95% of the population. It provides an early indication of building activity. The communities representing the other 5% of the population are very small, and their levels of building activity have little impact on the total.

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

For the purpose of this release, the census metropolitan area of Ottawa–Gatineau is divided into two areas: Ottawa–Gatineau (Quebec part) and Ottawa–Gatineau (Ontario part).

Six provinces have already set records in the value of building permits for 2006: Newfoundland and Labrador, New Brunswick, Manitoba, Saskatchewan, Alberta and British Columbia. This was also the case for all census metropolitan areas west of Ontario.

The biggest increase occurred in Alberta, which is in the midst of an unprecedented economic boom. Contractors there took out more than \$12.6 billion in permits between January and November 2006, 24.1% more than the record total for 2005 as a whole.

Record November thanks to huge gain in non-residential sector

The value of building permits issued by municipalities forged a record high in November, thanks to a blistering gain in the non-residential sector.

In total, municipalities issued \$6.3 billion worth of building permits, up 3.0% from October. This level was 0.5% above the previous record monthly high set in December 2005.

The value of non-residential permits set a record high for a second consecutive month in November. Construction intentions in the non-residential sector increased 11.1% to \$2.7 billion, the fourth consecutive monthly gain.

However, in the housing sector, the value of permits fell 2.2% from October to \$3.6 billion, as the value of both single- and multi-family permits declined. Even so, this level was the third highest on record, surpassed only by levels in October 2006 and December 2005.

In November, the monthly value of building permits reached new highs in British Columbia, Newfoundland and Labrador and New Brunswick.

British Columbia registered the biggest monthly gain (in dollars) in the total value of permits for November, fuelled by an increase in the value of multi-family permits.

Marked increases in the value of non-residential permits in Ontario, Newfoundland and Labrador and New Brunswick also largely contributed to the overall increase.

Residential sector: Both single- and multi-family permits decline

The value of multi-family permits declined 4.1% in November to \$1.4 billion. This decline followed a 24.4% gain in October. Despite the retreat, the level in November was 18.8% higher than the average monthly level since the beginning of the year.

The value of single-family permits edged down 0.9% to \$2.2 billion, the third consecutive monthly retreat.

All provinces, except for British Columbia and Manitoba, recorded a decline in the value of housing permits in November. The largest declines (in dollars) occurred in Ontario and Quebec.

A huge demand for new multi-family dwellings in British Columbia largely softened the drop in the value of housing permits in the rest of Canada. Without British Columbia, the value of residential permits at the national level would have declined 9.4% instead of 2.2%.

From January to November, municipalities have approved 217,235 new dwelling units, up 3.5% from the total for the first 11 months of 2005.

The number of multi-family units rose 7.2% to 106,840, while the number of single-family units remained virtually unchanged at 110,395.

Several factors contributed to the continued strength in Canada's housing market throughout 2006. They included strength in full-time employment, rising disposable income, high levels of immigration along with tight apartment vacancy rates in several centres, and a dynamic economy in Western Canada.

Non-residential: Strong rebound in institutional, industrial components

Strong growth in both the value of institutional and industrial permits was the main factor behind the new monthly record in the non-residential sector.

Permits in the institutional sector rebounded a spectacular 33.0% to \$670 million, after falling 22.8% in October. It was a fourth monthly increase over the last five months, and was largely the result of higher construction intentions for medical and educational buildings. Nine provinces showed gains in the institutional sector.

In the industrial sector, the value of permits surged 37.4% to \$506 million. The big gain, which followed a 10.2% decline in October, was the result of large increases in the manufacturing and utility building categories.

Six provinces and two territories showed increases in the value of industrial permits in November. The largest gain (in dollars) was recorded in Ontario (+68.0% to \$220 million). In contrast, Quebec showed the biggest decline on the heels of a 65.9% gain in October.

In the commercial sector, intentions fell 2.5% to \$1.5 billion in November, after setting a record high in October. The lower demand for permits associated with office and recreation buildings was behind this decline.

Despite the retreat, the level of commercial building permits in November remained 25.1% higher than the average monthly level in 2006.

Provincially, the biggest gain (in dollars) in the non-residential sector occurred in Ontario, where all three components (commercial, industrial and institutional) increased. In contrast, the largest decline (in dollars) occurred in Quebec, the result of a huge drop in the commercial and industrial components.

At the national level, the cumulative value of non-residential permits was up 15.0% from the first 11 months of 2005.

All three components increased. Intentions in the commercial sector rose 20.4% to \$13.1 billion; those in the industrial sector were up 10.9% to \$4.1 billion, while the institutional sector rose 7.1% to \$6.0 billion.

Several economic factors were consistent with a fertile environment for the non-residential sector, including growth in consumer spending and declining vacancy rates for office buildings. In addition, corporate operating profits hit a record high in the third quarter of 2006.

Metropolitan areas: Strongest growth in western centres

Overall, 22 out of the 28 metropolitan areas showed gains in their cumulative value of permits.

The largest gain (in dollars) occurred by far in Calgary (+43.0% to \$5.0 billion), followed by Vancouver and Edmonton.

All metropolitan areas west of Ontario already reached new annual record with still one month to be accounted for. The huge demand for new residential and non-residential space was behind these tremendous results.

All metropolitan areas showing a decline were in Ontario with the exception of Québec.

Chart 1
Total value of building permits

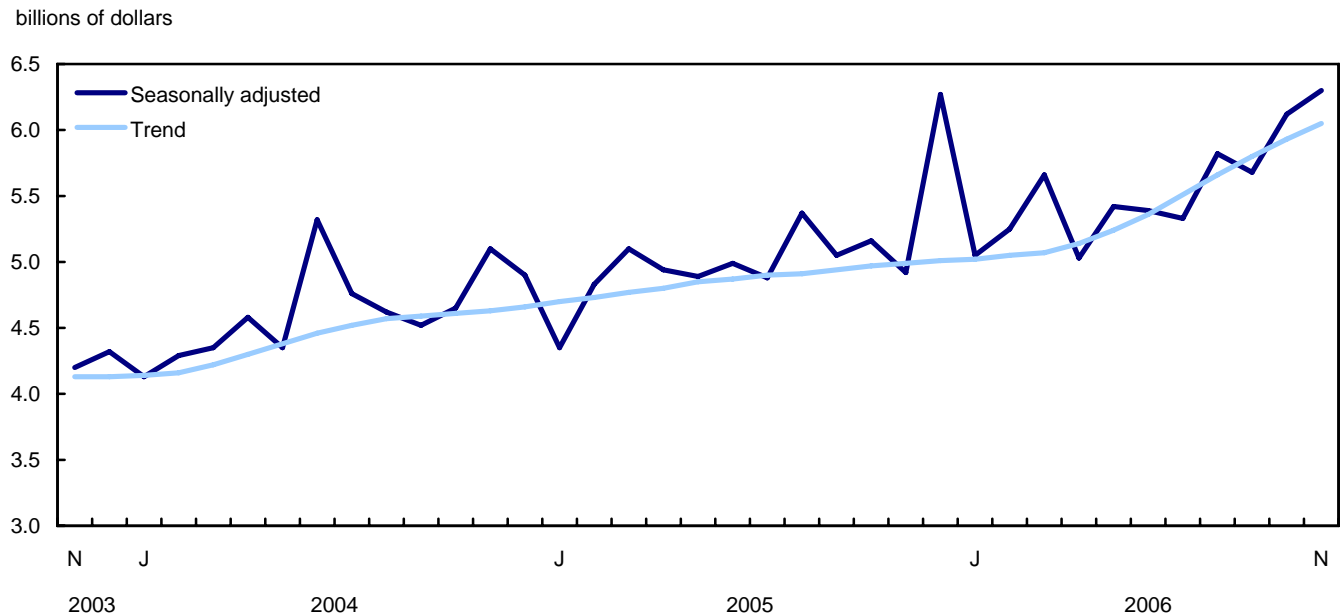


Chart 2
Residential value of building permits - Total

billions of dollars



Chart 3
Number of dwelling units - Single and multiple

units

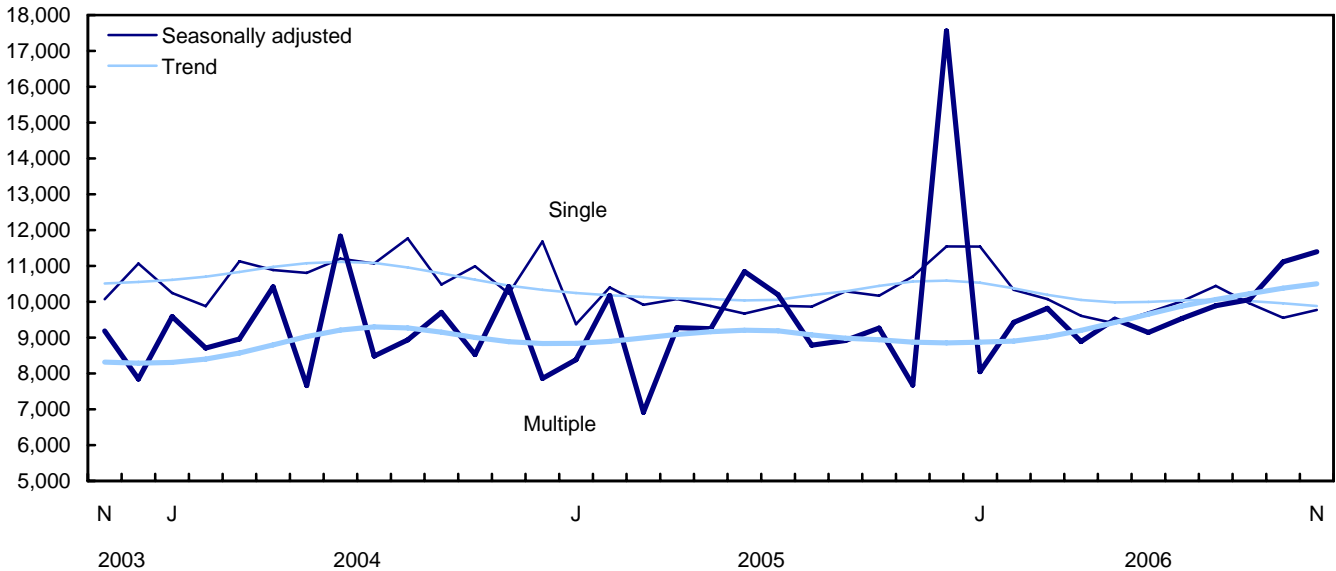


Chart 4
Non residential value of building permits - Total

billions of dollars

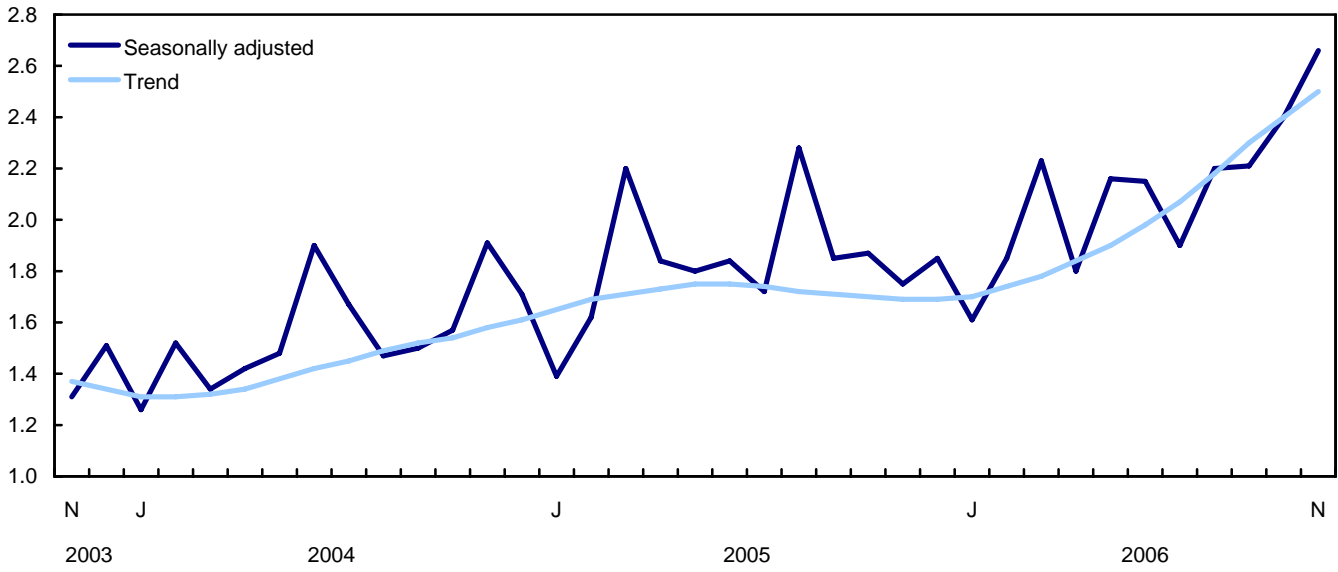


Chart 5
Commercial value of building permits

millions of dollars

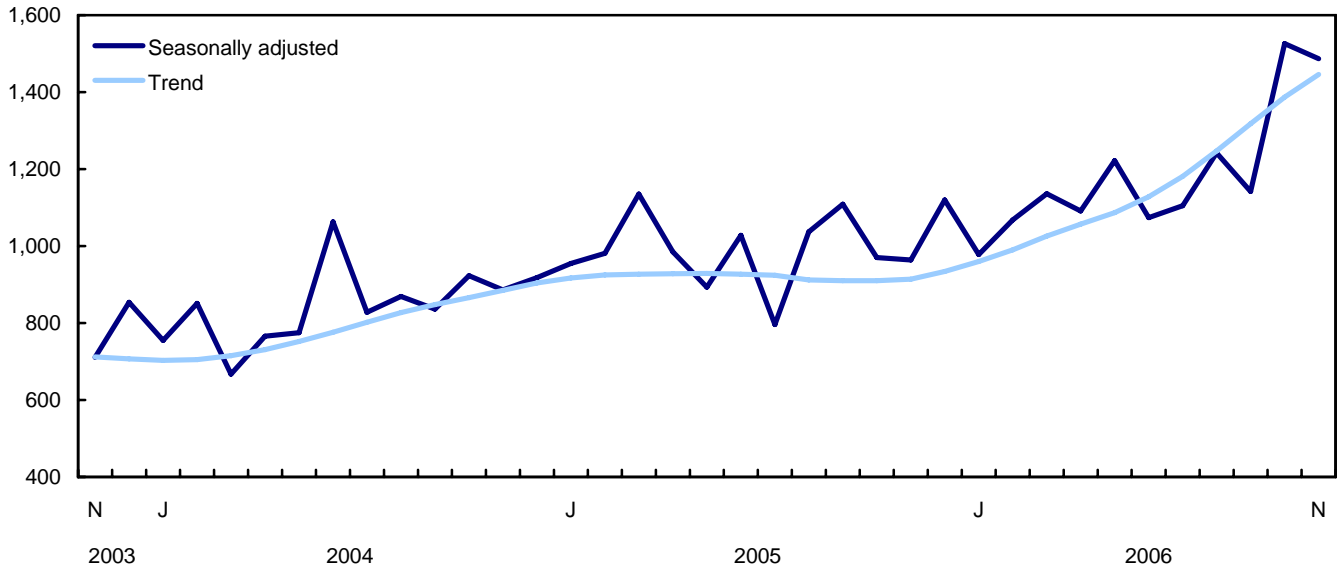


Chart 6
Industrial value of building permits

millions of dollars

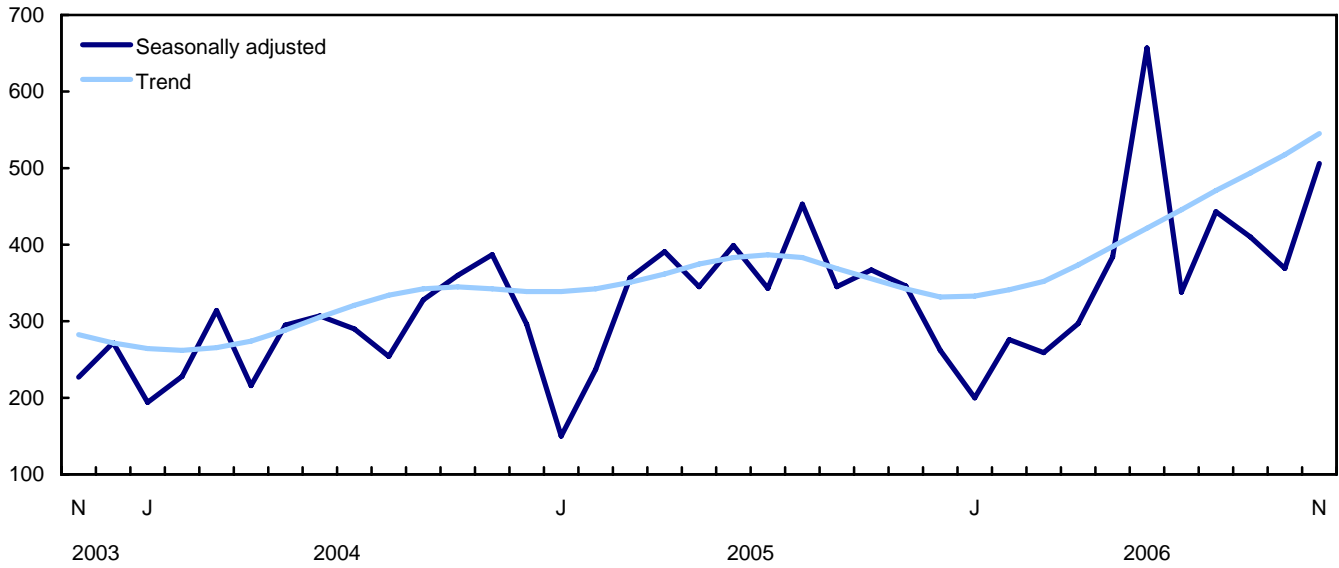
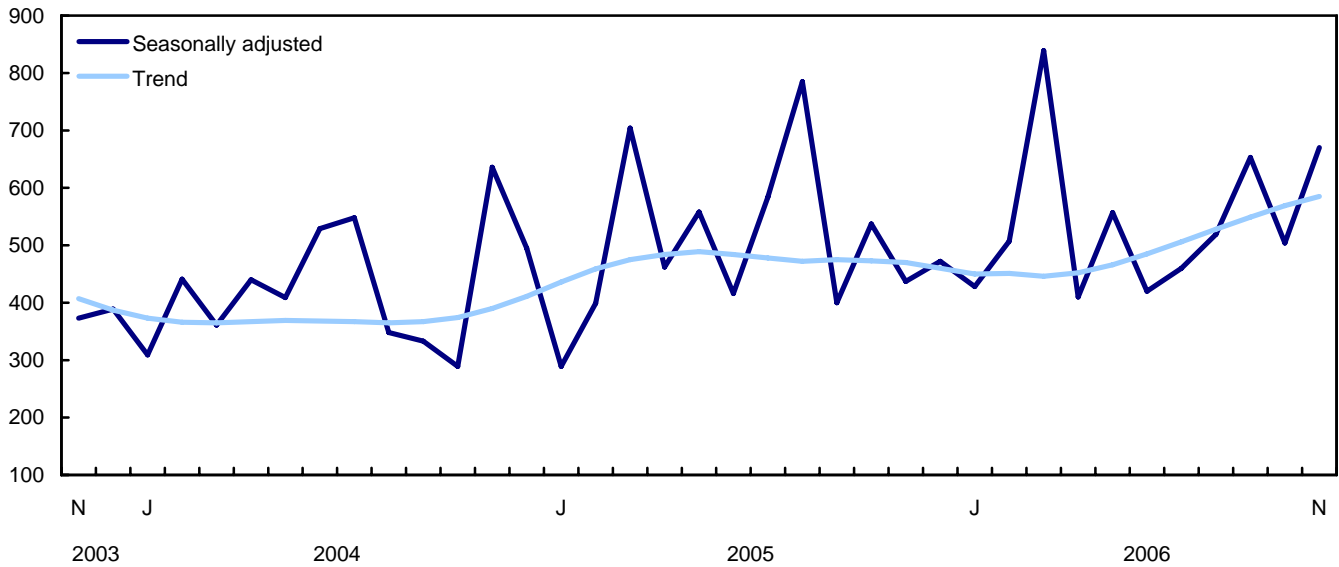


Chart 7
Institutional and governmental value of building permits

millions of dollars



Related products

Selected publications from Statistics Canada

61-205-X	Private and Public Investment in Canada, Intentions
62-202-X	Spending Patterns in Canada
64-203-X	Building Permits, Annual Summary

Selected technical and analytical products from Statistics Canada

62F0014M1996002An Analysis of Some Construction Price Index Methodologies

Selected CANSIM tables from Statistics Canada

026-0001	Building permits, residential values and number of units, by type of dwelling, monthly
026-0002	Building permits, dwelling units by type of dwelling and area, monthly
026-0003	Building permits, values by activity sector, monthly
026-0004	Building permits, values by activity sector and area, monthly
026-0005	Building permits, non-residential values by type of structure, monthly
026-0006	Building permits, by type of structure and area, seasonally adjusted, monthly
026-0007	Building permits, dwelling units by type of structure and value and by activity sector, monthly
026-0008	Building permits, values by activity sector, seasonally adjusted and unadjusted, monthly
026-0010	Building permits, residential and non-residential values by type of structure for Canada and urban centres, 10,000 and over, monthly
026-0015	Building permits, leading indicators and indexes, seasonally adjusted, monthly

Selected surveys from Statistics Canada

2802 Building Permits Survey

Selected summary tables from Statistics Canada

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

Statistical tables

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

	2006 November ^p	2006 October ^r	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
Canada	6,303,629	6,120,818	3.0	7.8	-2.4	9.1	-1.0	-0.5
Newfoundland and Labrador	103,182	36,868	179.9	-9.7	-16.1	11.5	17.2	-13.0
Prince Edward Island	14,211	24,896	-42.9	90.7	-41.4	18.7	-6.5	33.2
Nova Scotia	110,583	127,857	-13.5	33.8	-13.0	26.1	-28.7	-3.0
New Brunswick	120,181	71,591	67.9	7.7	-31.2	28.0	-11.1	15.8
Quebec	975,832	1,190,055	-18.0	19.6	-1.0	0.8	5.2	-3.1
Ontario	2,050,483	2,000,071	2.5	2.3	-8.1	19.7	-2.3	-9.4
Manitoba	138,448	93,471	48.1	-28.1	30.7	-34.5	46.7	-11.1
Saskatchewan	97,137	97,123	0.0	-26.6	51.2	-34.2	49.2	-13.6
Alberta	1,300,254	1,313,563	-1.0	-1.7	8.3	9.8	-7.7	25.2
British Columbia	1,372,672	1,156,055	18.7	29.4	-7.4	6.3	-1.8	-4.7
Yukon Territory	1,432	5,419	-73.6	-52.1	15.6	94.6	-20.9	-57.7
Northwest Territories	9,729	2,604	273.6	-63.5	-17.2	218.7	-66.5	448.8
Nunavut	9,485	1,245	661.8	-1.2	-69.0	-65.4	-10.8	540.2

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

	2006 November ^p	2006 October ^r	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
Canada	2,663,967	2,398,450	11.1	8.8	0.1	15.7	-11.5	-0.5
Newfoundland and Labrador	75,280	8,752	760.1	-55.4	7.2	45.6	9.5	-30.1
Prince Edward Island	3,073	11,666	-73.7	276.1	-73.1	25.5	31.0	-1.3
Nova Scotia	26,528	37,377	-29.0	32.8	-40.5	16.7	-24.1	24.1
New Brunswick	76,215	25,457	199.4	-18.6	-41.3	47.1	-17.4	128.7
Quebec	326,044	417,272	-21.9	19.5	-1.3	6.7	1.2	4.2
Ontario	914,858	729,517	25.4	-6.8	-3.0	37.2	-18.5	-13.9
Manitoba	60,320	27,663	118.1	-56.4	95.0	-59.9	147.9	-38.0
Saskatchewan	50,308	42,620	18.0	-48.2	67.4	-51.7	100.4	-23.4
Alberta	591,850	570,413	3.8	-4.5	20.4	36.4	-40.4	47.7
British Columbia	532,577	524,276	1.6	121.3	-26.1	-1.5	14.6	-25.4
Yukon Territory	337	1,926	-82.5	-73.9	-0.9	187.9	-8.2	-73.9
Northwest Territories	6,277	1,511	315.4	-67.9	-18.2	787.8	-83.8	560.2
Nunavut	300	0	...	-100.0	-99.5	-81.8	392.5	56,125.0

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

	2006 November ^p	2006 October ^r	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
Canada	3,639,662	3,722,368	-2.2	7.2	-3.9	5.4	5.9	-0.6
Newfoundland and Labrador	27,902	28,116	-0.8	32.5	-30.2	-2.3	20.6	-2.4
Prince Edward Island	11,138	13,230	-15.8	32.9	-7.4	12.3	-26.6	63.8
Nova Scotia	84,055	90,480	-7.1	34.2	7.8	34.4	-32.3	-17.0
New Brunswick	43,966	46,134	-4.7	31.1	-18.8	10.5	-4.4	-24.2
Quebec	649,788	772,783	-15.9	19.6	-0.8	-2.1	7.4	-6.6
Ontario	1,135,625	1,270,554	-10.6	8.3	-11.2	11.0	8.4	-6.1
Manitoba	78,128	65,808	18.7	-1.0	-0.6	-5.3	-0.1	11.2
Saskatchewan	46,829	54,503	-14.1	8.9	30.5	22.7	-18.5	3.9
Alberta	708,404	743,150	-4.7	0.6	0.2	-2.9	25.3	8.6
British Columbia	840,095	631,779	33.0	-3.8	1.8	10.7	-9.1	8.7
Yukon Territory	1,095	3,493	-68.7	-11.2	68.0	-4.1	-31.1	-17.2
Northwest Territories	3,452	1,093	215.8	-55.1	-15.3	39.5	-49.7	371.2
Nunavut	9,185	1,245	637.8	-0.4	-39.0	199.7	-93.7	432.1

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

	2006 November ^p	2006 October ^r	November to October	October to September	September to August	August to July	July to June	June to May
	units		percentage change					
Canada	254,004	248,004	2.4	3.2	-1.6	4.0	3.8	-0.3
Newfoundland and Labrador	2,028	1,992	1.8	30.7	-34.9	1.6	20.8	-8.6
Prince Edward Island	1,068	1,068	0.0	15.6	-7.2	38.3	-40.0	78.6
Nova Scotia	7,488	7,452	0.5	17.8	34.4	33.3	-39.9	-19.8
New Brunswick	4,236	4,584	-7.6	37.9	-24.3	14.0	-10.1	-38.6
Quebec	50,160	62,952	-20.3	35.3	-7.3	4.1	0.1	-0.9
Ontario	68,592	73,740	-7.0	1.3	-5.1	3.4	11.4	-7.4
Manitoba	7,632	4,788	59.4	-9.5	1.1	-2.2	1.8	5.3
Saskatchewan	3,636	5,160	-29.5	6.4	65.6	38.6	-30.2	20.0
Alberta	52,416	47,568	10.2	-18.4	7.1	-7.1	22.3	16.0
British Columbia	55,788	38,232	45.9	-4.0	-4.4	17.6	-13.8	2.6
Yukon Territory	132	276	-52.2	-25.8	121.4	-17.6	-22.7	-12.0
Northwest Territories	300	96	212.5	0.0	-11.1	125.0	-63.6	450.0
Nunavut	528	96	450.0	33.3	-25.0	166.7	-91.9	236.4

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

	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units				thousands of dollars				
Canada									
October r	9,553	11,114	20,667	3,722,368	368,716	1,525,666	504,068	2,398,450	6,120,818
November p	9,771	11,396	21,167	3,639,662	506,442	1,487,159	670,366	2,663,967	6,303,629
Cumulative Jan. - Nov. 2006	110,396	106,838	217,234	37,881,214	4,139,664	13,071,807	5,965,948	23,177,419	61,058,633
Cumulative Jan. - Nov. 2005	110,239	99,698	209,937	34,326,151	3,733,409	10,853,909	5,570,187	20,157,505	54,483,656
Newfoundland and Labrador									
October r	131	35	166	28,116	1,246	7,408	98	8,752	36,868
November p	145	24	169	27,902	68,526	6,322	432	75,280	103,182
Cumulative Jan. - Nov. 2006	1,571	394	1,965	310,875	81,681	105,635	27,114	214,430	525,305
Cumulative Jan. - Nov. 2005	1,637	387	2,024	305,070	45,483	88,886	21,817	156,186	461,256
Prince Edward Island									
October r	63	26	89	13,230	549	1,380	9,737	11,666	24,896
November p	64	25	89	11,138	391	927	1,755	3,073	14,211
Cumulative Jan. - Nov. 2006	683	206	889	120,820	18,437	32,746	26,140	77,323	198,143
Cumulative Jan. - Nov. 2005	633	272	905	117,085	29,314	73,253	7,137	109,704	226,789
Nova Scotia									
October r	252	369	621	90,480	7,552	28,687	1,138	37,377	127,857
November p	271	353	624	84,055	3,324	22,032	1,172	26,528	110,583
Cumulative Jan. - Nov. 2006	2,930	2,606	5,536	809,194	81,227	244,807	49,229	375,263	1,184,457
Cumulative Jan. - Nov. 2005	2,982	1,840	4,822	713,821	70,469	250,360	55,882	376,711	1,090,532
New Brunswick									
October r	186	196	382	46,134	4,228	16,781	4,448	25,457	71,591
November p	215	138	353	43,966	9,179	21,944	45,092	76,215	120,181
Cumulative Jan. - Nov. 2006	2,376	1,587	3,963	476,930	55,232	189,806	165,140	410,178	887,108
Cumulative Jan. - Nov. 2005	2,534	1,131	3,665	438,058	58,300	189,767	86,044	334,111	772,169
Quebec									
October r	1,834	3,412	5,246	772,783	115,007	216,573	85,692	417,272	1,190,055
November p	1,756	2,424	4,180	649,788	78,740	153,554	93,750	326,044	975,832
Cumulative Jan. - Nov. 2006	19,907	25,505	45,412	7,136,327	774,365	1,936,430	1,030,398	3,741,193	10,877,520
Cumulative Jan. - Nov. 2005	22,202	26,730	48,932	7,286,210	805,968	1,682,491	646,660	3,135,119	10,421,329
Ontario									
October r	2,946	3,199	6,145	1,270,554	130,777	390,359	208,381	729,517	2,000,071
November p	3,219	2,497	5,716	1,135,625	219,723	451,769	243,366	914,858	2,050,483
Cumulative Jan. - Nov. 2006	35,281	31,363	66,644	13,143,896	1,701,207	4,382,778	2,203,093	8,287,078	21,430,974
Cumulative Jan. - Nov. 2005	37,921	32,193	70,114	12,807,210	1,448,132	4,267,122	2,714,652	8,429,906	21,237,116
Manitoba									
October r	294	105	399	65,808	2,897	18,152	6,614	27,663	93,471
November p	298	338	636	78,128	4,617	25,678	30,025	60,320	138,448
Cumulative Jan. - Nov. 2006	3,226	1,981	5,207	761,534	100,604	267,527	152,047	520,178	1,281,712
Cumulative Jan. - Nov. 2005	3,328	1,027	4,355	634,253	56,257	247,977	96,694	400,928	1,035,181
Saskatchewan									
October r	235	195	430	54,503	21,883	17,199	3,538	42,620	97,123
November p	239	64	303	46,829	3,952	40,400	5,956	50,308	97,137
Cumulative Jan. - Nov. 2006	2,177	831	3,008	443,043	89,169	275,042	260,037	624,248	1,067,291
Cumulative Jan. - Nov. 2005	1,716	1,022	2,738	360,350	82,477	226,689	139,898	449,064	809,414
Alberta									
October r	2,450	1,514	3,964	743,150	61,450	427,259	81,704	570,413	1,313,563
November p	2,459	1,909	4,368	708,404	69,890	380,285	141,675	591,850	1,300,254
Cumulative Jan. - Nov. 2006	28,641	19,125	47,766	7,604,520	893,173	3,154,259	986,053	5,033,485	12,638,005
Cumulative Jan. - Nov. 2005	23,910	14,729	38,639	5,390,792	820,990	2,065,863	859,939	3,746,792	9,137,584
British Columbia									
October r	1,143	2,043	3,186	631,779	22,740	400,040	101,496	524,276	1,156,055
November p	1,070	3,579	4,649	840,095	47,382	378,563	106,632	532,577	1,372,672
Cumulative Jan. - Nov. 2006	13,309	23,073	36,382	6,989,284	341,628	2,431,723	1,015,540	3,788,891	10,778,175
Cumulative Jan. - Nov. 2005	13,020	20,213	33,233	6,193,795	304,126	1,719,529	923,586	2,947,241	9,141,036

See footnotes at the end of the table.

Table 5 – continued

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

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Yukon Territory									
October ^r	15	8	23	3,493	337	367	1,222	1,926	5,419
November ^p	9	2	11	1,095	0	76	261	337	1,432
Cumulative Jan. - Nov. 2006	194	44	238	35,167	1,017	23,811	32,074	56,902	92,069
Cumulative Jan. - Nov. 2005	251	51	302	41,559	3,790	8,021	16,744	28,555	70,114
Northwest Territories									
October ^r	1	7	8	1,093	50	1,461	0	1,511	2,604
November ^p	25	0	25	3,452	668	5,609	0	6,277	9,729
Cumulative Jan. - Nov. 2006	81	16	97	19,997	1,626	15,534	7,823	24,983	44,980
Cumulative Jan. - Nov. 2005	93	52	145	27,573	7,166	32,639	1,130	40,935	68,508
Nunavut									
October ^r	3	5	8	1,245	0	0	0	0	1,245
November ^p	1	43	44	9,185	50	0	250	300	9,485
Cumulative Jan. - Nov. 2006	20	107	127	29,627	298	11,709	11,260	23,267	52,894
Cumulative Jan. - Nov. 2005	12	51	63	10,375	937	1,312	4	2,253	12,628

1. Included in this category are the following types of dwellings: single-detached, mobile home and cottage.

Table 6
Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2006

	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Abbotsford, British Columbia									
October ^r	35	34	69	11,324	6,322	3,989	105	10,416	21,740
November ^p	21	210	231	23,119	1,262	16,832	284	18,378	41,497
Cumulative Jan. - Nov. 2006	418	823	1,241	155,018	35,120	48,089	103,535	186,744	341,762
Cumulative Jan. - Nov. 2005	538	528	1,066	147,081	29,037	23,995	91,776	144,808	291,889
Calgary, Alberta									
October ^r	705	627	1,332	229,682	9,345	246,149	3,131	258,625	488,307
November ^p	700	813	1,513	252,882	8,266	180,186	47,727	236,179	489,061
Cumulative Jan. - Nov. 2006	9,612	8,163	17,775	2,812,433	139,178	1,466,171	549,147	2,154,496	4,966,929
Cumulative Jan. - Nov. 2005	8,754	5,307	14,061	2,080,194	167,848	844,097	381,536	1,393,481	3,473,675
Edmonton, Alberta									
October ^r	787	423	1,210	242,718	21,035	73,973	12,117	107,125	349,843
November ^p	690	565	1,255	191,267	11,635	124,940	58,953	195,528	386,795
Cumulative Jan. - Nov. 2006	8,687	5,179	13,866	2,301,963	165,253	651,377	181,444	998,074	3,300,037
Cumulative Jan. - Nov. 2005	7,500	5,770	13,270	1,703,285	135,141	455,050	317,614	907,805	2,611,090
Greater Sudbury / Grand Sudbury, Ontario									
October ^r	46	2	48	12,780	1,008	1,855	16,058	18,921	31,701
November ^p	34	4	38	9,343	2,862	3,327	4,001	10,190	19,533
Cumulative Jan. - Nov. 2006	422	22	444	92,192	29,221	35,385	61,421	126,027	218,219
Cumulative Jan. - Nov. 2005	394	11	405	74,086	14,945	42,194	37,338	94,477	168,563
Halifax, Nova Scotia									
October ^r	101	285	386	56,249	725	17,490	260	18,475	74,724
November ^p	106	304	410	47,650	472	12,150	594	13,216	60,866
Cumulative Jan. - Nov. 2006	1,074	1,911	2,985	413,182	38,011	147,978	10,130	196,119	609,301
Cumulative Jan. - Nov. 2005	1,218	1,320	2,538	368,830	25,579	130,070	25,145	180,794	549,624
Hamilton, Ontario									
October ^r	196	30	226	45,564	6,142	26,657	6,498	39,297	84,861
November ^p	213	123	336	58,631	7,340	16,621	41,978	65,939	124,570
Cumulative Jan. - Nov. 2006	1,670	1,438	3,108	568,413	47,972	152,345	138,159	338,476	906,889
Cumulative Jan. - Nov. 2005	1,296	1,844	3,140	564,745	28,843	265,387	165,384	459,614	1,024,359
Kingston, Ontario									
October ^r	26	6	32	5,357	679	2,518	660	3,857	9,214
November ^p	34	55	89	11,217	125	30,083	1,120	31,328	42,545
Cumulative Jan. - Nov. 2006	440	279	719	110,934	14,560	74,817	42,148	131,525	242,459
Cumulative Jan. - Nov. 2005	557	184	741	109,808	7,080	43,447	17,539	68,066	177,874
Kitchener, Ontario									
October ^r	67	101	168	30,996	22,556	17,871	3,994	44,421	75,417
November ^p	65	12	77	18,388	9,857	24,839	23,057	57,753	76,141
Cumulative Jan. - Nov. 2006	1,350	1,405	2,755	449,233	77,269	210,322	105,242	392,833	842,066
Cumulative Jan. - Nov. 2005	1,831	1,518	3,349	514,072	49,138	175,047	75,845	300,030	814,102
London, Ontario									
October ^r	122	106	228	37,802	1,871	14,710	13,353	29,934	67,736
November ^p	148	103	251	38,683	9,369	4,235	28,414	42,018	80,701
Cumulative Jan. - Nov. 2006	1,845	1,813	3,658	547,555	37,658	141,833	113,898	293,389	840,944
Cumulative Jan. - Nov. 2005	1,842	1,326	3,168	459,728	59,388	154,821	80,556	294,765	754,493
Montréal, Quebec									
October ^r	698	2,221	2,919	426,429	38,578	114,797	26,364	179,739	606,168
November ^p	659	1,289	1,948	322,382	43,438	78,789	18,131	140,358	462,740
Cumulative Jan. - Nov. 2006	7,505	14,706	22,211	3,569,002	339,617	1,045,831	537,595	1,923,043	5,492,045
Cumulative Jan. - Nov. 2005	8,963	16,769	25,732	3,833,572	418,217	889,572	316,419	1,624,208	5,457,780

See footnotes at the end of the table.

Table 6 – continued
Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2006

	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Oshawa, Ontario									
October ^r	95	98	193	33,318	5,127	16,829	1,552	23,508	56,826
November ^p	150	9	159	39,028	21,345	13,850	2,696	37,891	76,919
Cumulative Jan. - Nov. 2006	1,721	1,145	2,866	547,279	126,354	115,523	31,591	273,468	820,747
Cumulative Jan. - Nov. 2005	1,920	939	2,859	565,975	72,339	173,162	63,839	309,340	875,315
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
October ^r	245	196	441	77,525	14,541	37,638	14,691	66,870	144,395
November ^p	250	348	598	85,344	1,123	39,741	9,592	50,456	135,800
Cumulative Jan. - Nov. 2006	2,288	2,499	4,787	784,049	31,289	433,253	315,370	779,912	1,563,961
Cumulative Jan. - Nov. 2005	2,273	2,643	4,916	833,068	31,641	315,746	551,775	899,162	1,732,230
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
October ^r	122	393	515	58,592	406	4,430	1,849	6,685	65,277
November ^p	66	378	444	42,577	202	3,172	470	3,844	46,421
Cumulative Jan. - Nov. 2006	1,051	2,172	3,223	385,475	8,858	52,438	37,633	98,929	484,404
Cumulative Jan. - Nov. 2005	1,237	727	1,964	289,780	10,669	65,915	15,652	92,236	382,016
Québec, Quebec									
October ^r	158	106	264	43,986	13,818	40,051	8,293	62,162	106,148
November ^p	164	164	328	45,283	4,012	18,783	3,237	26,032	71,315
Cumulative Jan. - Nov. 2006	2,073	2,407	4,480	639,722	55,262	271,219	95,479	421,960	1,061,682
Cumulative Jan. - Nov. 2005	2,448	3,067	5,515	746,356	46,078	228,812	52,613	327,503	1,073,859
Regina, Saskatchewan									
October ^r	86	65	151	16,616	19,193	5,028	77	24,298	40,914
November ^p	71	42	113	15,851	2,020	9,127	897	12,044	27,895
Cumulative Jan. - Nov. 2006	746	247	993	145,265	32,543	71,338	97,300	201,181	346,446
Cumulative Jan. - Nov. 2005	532	467	999	116,951	10,369	87,300	41,681	139,350	256,301
Saguenay, Quebec									
October ^r	25	50	75	8,817	5,321	2,946	889	9,156	17,973
November ^p	12	23	35	3,717	475	3,932	20,625	25,032	28,749
Cumulative Jan. - Nov. 2006	277	303	580	84,678	32,126	26,655	47,438	106,219	190,897
Cumulative Jan. - Nov. 2005	285	198	483	83,747	26,428	27,537	21,197	75,162	158,909
Saint John, New Brunswick									
October ^r	36	4	40	6,661	1,013	4,493	800	6,306	12,967
November ^p	51	59	110	10,253	6,748	4,382	12	11,142	21,395
Cumulative Jan. - Nov. 2006	475	255	730	95,692	26,250	29,536	21,813	77,599	173,291
Cumulative Jan. - Nov. 2005	486	87	573	80,349	15,138	28,604	11,321	55,063	135,412
Saskatoon, Saskatchewan									
October ^r	95	118	213	24,255	985	7,824	673	9,482	33,737
November ^p	116	5	121	16,545	746	3,633	657	5,036	21,581
Cumulative Jan. - Nov. 2006	905	437	1,342	170,180	28,288	112,958	77,385	218,631	388,811
Cumulative Jan. - Nov. 2005	699	390	1,089	142,940	60,825	72,126	47,188	180,139	323,079
Sherbrooke, Quebec									
October ^r	47	107	154	14,610	758	2,845	30,988	34,591	49,201
November ^p	49	43	92	12,754	121	8,678	1,567	10,366	23,120
Cumulative Jan. - Nov. 2006	485	967	1,452	175,794	8,293	52,663	52,010	112,966	288,760
Cumulative Jan. - Nov. 2005	565	448	1,013	143,242	13,431	37,546	23,617	74,594	217,836
St. Catharines-Niagara, Ontario									
October ^r	54	20	74	16,872	2,017	4,508	3,774	10,299	27,171
November ^p	78	78	156	31,453	2,718	9,104	121	11,943	43,396
Cumulative Jan. - Nov. 2006	831	513	1,344	280,852	51,411	87,511	67,908	206,830	487,682
Cumulative Jan. - Nov. 2005	939	394	1,333	257,203	19,933	107,908	83,563	211,404	468,607

See footnotes at the end of the table.

Table 6 – continued
Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2006

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units				thousands of dollars				
St. John's, Newfoundland and Labrador									
October ^r	87	23	110	19,108	884	3,120	51	4,055	23,163
November ^p	89	21	110	17,563	65,496	4,837	402	70,735	88,298
Cumulative Jan. - Nov. 2006	1,033	306	1,339	210,434	72,610	76,982	14,601	164,193	374,627
Cumulative Jan. - Nov. 2005	1,048	321	1,369	209,173	38,430	64,062	8,468	110,960	320,133
Thunder Bay, Ontario									
October ^r	16	75	91	11,283	81	423	2,882	3,386	14,669
November ^p	18	2	20	3,295	24	1,431	877	2,332	5,627
Cumulative Jan. - Nov. 2006	151	84	235	39,757	6,409	21,048	18,548	46,005	85,762
Cumulative Jan. - Nov. 2005	205	83	288	48,190	15,308	28,446	25,850	69,604	117,794
Toronto, Ontario									
October ^r	1,192	2,395	3,587	751,193	23,449	204,620	113,127	341,196	1,092,389
November ^p	1,215	1,306	2,521	547,646	88,499	200,026	90,582	379,107	926,753
Cumulative Jan. - Nov. 2006	12,735	18,706	31,441	6,521,408	649,837	2,146,989	738,994	3,535,820	10,057,228
Cumulative Jan. - Nov. 2005	12,808	19,663	32,471	6,022,974	648,575	1,975,924	881,765	3,506,264	9,529,238
Trois-Rivières, Quebec									
October ^r	27	103	130	13,978	5,317	7,837	0	13,154	27,132
November ^p	37	53	90	11,598	2,625	1,649	284	4,558	16,156
Cumulative Jan. - Nov. 2006	324	657	981	124,660	35,723	52,075	22,418	110,216	234,876
Cumulative Jan. - Nov. 2005	404	456	860	119,956	19,598	29,431	6,614	55,643	175,599
Vancouver, British Columbia									
October ^r	438	1,250	1,688	328,529	5,653	298,690	14,813	319,156	647,685
November ^p	412	2,752	3,164	552,998	33,653	283,000	63,292	379,945	932,943
Cumulative Jan. - Nov. 2006	5,059	14,836	19,895	3,840,131	164,397	1,631,883	499,803	2,296,083	6,136,214
Cumulative Jan. - Nov. 2005	4,640	13,157	17,797	3,579,711	128,443	1,035,313	408,482	1,572,238	5,151,949
Victoria, British Columbia									
October ^r	75	231	306	64,354	89	4,788	49,800	54,677	119,031
November ^p	66	113	179	36,956	545	5,849	2,459	8,853	45,809
Cumulative Jan. - Nov. 2006	964	1,526	2,490	520,724	11,510	97,814	105,003	214,327	735,051
Cumulative Jan. - Nov. 2005	1,063	1,081	2,144	403,443	8,989	179,072	87,693	275,754	679,197
Windsor, Ontario									
October ^r	34	16	50	10,067	1,709	8,213	3,905	13,827	23,894
November ^p	31	6	37	7,679	1,098	6,664	7,276	15,038	22,717
Cumulative Jan. - Nov. 2006	599	373	972	206,527	77,011	88,310	100,759	266,080	472,607
Cumulative Jan. - Nov. 2005	1,058	349	1,407	246,033	57,108	79,894	105,722	242,724	488,757
Winnipeg, Manitoba									
October ^r	172	62	234	39,659	1,709	9,801	501	12,011	51,670
November ^p	178	320	498	55,073	1,629	15,063	29,772	46,464	101,537
Cumulative Jan. - Nov. 2006	1,787	1,576	3,363	472,295	56,022	170,885	135,107	362,014	834,309
Cumulative Jan. - Nov. 2005	1,868	659	2,527	366,166	19,693	175,378	71,324	266,395	632,561

1. Included in this category are the following types of dwellings: single-detached, mobile home and cottage.

Table 7
Dwelling units, provinces and territories, unadjusted, 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Canada							
October r	9,950	45	1,086	1,856	8,624	331	21,892
November p	8,835	31	1,054	1,929	7,325	523	19,697
Cumulative Jan. - Nov. 2006	112,087	643	10,322	20,091	70,283	4,783	218,209
Cumulative Jan. - Nov. 2005	113,813	684	10,881	21,363	63,803	4,227	214,771
Newfoundland and Labrador							
October r	154	2	2	16	25	1	200
November p	102	0	2	0	17	4	125
Cumulative Jan. - Nov. 2006	1,545	9	70	56	220	58	1,958
Cumulative Jan. - Nov. 2005	1,699	12	34	17	329	13	2,104
Prince Edward Island							
October r	59	4	0	0	26	0	89
November p	45	3	6	3	15	1	73
Cumulative Jan. - Nov. 2006	609	65	40	3	152	11	880
Cumulative Jan. - Nov. 2005	622	49	60	7	199	7	944
Nova Scotia							
October r	272	5	10	8	345	6	646
November p	214	7	8	0	318	27	574
Cumulative Jan. - Nov. 2006	2,796	76	138	95	2,283	96	5,484
Cumulative Jan. - Nov. 2005	3,068	101	141	148	1,456	100	5,014
New Brunswick							
October r	184	5	30	35	123	9	386
November p	153	1	32	17	76	13	292
Cumulative Jan. - Nov. 2006	2,288	67	320	146	979	144	3,944
Cumulative Jan. - Nov. 2005	2,646	96	174	102	765	91	3,874
Quebec							
October r	1,867	10	270	141	3,254	135	5,677
November p	1,658	8	268	119	2,368	188	4,609
Cumulative Jan. - Nov. 2006	20,658	223	2,169	1,506	19,488	2,156	46,200
Cumulative Jan. - Nov. 2005	22,938	243	2,525	1,047	20,901	1,948	49,602
Ontario							
October r	3,234	10	359	734	1,879	101	6,317
November p	2,884	9	446	1,063	933	99	5,434
Cumulative Jan. - Nov. 2006	36,155	117	3,740	10,255	15,393	1,387	67,047
Cumulative Jan. - Nov. 2005	39,307	118	4,599	12,371	14,630	1,596	72,621
Manitoba							
October r	298	3	0	38	67	0	406
November p	235	1	2	0	328	8	574
Cumulative Jan. - Nov. 2006	3,292	22	49	213	1,707	14	5,297
Cumulative Jan. - Nov. 2005	3,473	11	84	109	815	20	4,512
Saskatchewan							
October r	243	0	12	100	77	6	438
November p	228	0	10	26	27	1	292
Cumulative Jan. - Nov. 2006	2,247	4	86	258	375	113	3,083
Cumulative Jan. - Nov. 2005	1,778	6	114	209	688	13	2,808
Alberta							
October r	2,452	1	301	343	1,160	3	4,260
November p	2,379	1	203	296	947	81	3,907
Cumulative Jan. - Nov. 2006	28,686	33	2,896	3,085	12,764	185	47,649
Cumulative Jan. - Nov. 2005	24,512	24	2,538	2,530	9,585	75	39,264
British Columbia							
October r	1,148	4	94	441	1,656	70	3,413
November p	918	1	75	405	2,253	101	3,753
Cumulative Jan. - Nov. 2006	13,528	24	792	4,461	16,796	611	36,212
Cumulative Jan. - Nov. 2005	13,421	13	604	4,805	14,310	361	33,514

Table 7 – continued
Dwelling units, provinces and territories, unadjusted, 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Yukon Territory							
October ^r	35	1	8	0	0	0	44
November ^p	4	0	2	0	0	0	6
Cumulative Jan. - Nov. 2006	190	3	22	0	18	6	239
Cumulative Jan. - Nov. 2005	245	11	8	0	40	3	307
Northwest Territories							
October ^r	1	0	0	0	7	0	8
November ^p	14	0	0	0	0	0	14
Cumulative Jan. - Nov. 2006	73	0	0	0	16	0	89
Cumulative Jan. - Nov. 2005	92	0	0	18	34	0	144
Nunavut							
October ^r	3	0	0	0	5	0	8
November ^p	1	0	0	0	43	0	44
Cumulative Jan. - Nov. 2006	20	0	0	13	92	2	127
Cumulative Jan. - Nov. 2005	12	0	0	0	51	0	63

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	19	0	0	0	159	0	178
Calgary, Alberta	696	0	73	141	371	76	1,357
Edmonton, Alberta	687	0	100	90	266	3	1,146
Greater Sudbury / Grand Sudbury, Ontario	31	0	0	0	4	0	35
Halifax, Nova Scotia	84	0	2	0	295	7	388
Hamilton, Ontario	193	0	0	121	0	1	315
Kingston, Ontario	31	0	0	5	49	1	86
Kitchener, Ontario	59	0	10	0	0	2	71
London, Ontario	134	0	3	72	27	0	236
Montréal, Quebec	707	0	86	58	1,241	128	2,220
Oshawa, Ontario	136	0	8	1	0	0	145
Ottawa-Gatineau, Ontario/Quebec	298	0	82	215	482	10	1,087
Ottawa-Gatineau, Ontario part, Ontario/Quebec	227	0	20	201	119	6	573
Ottawa-Gatineau, Quebec part, Ontario/Quebec	71	0	62	14	363	4	514
Québec, Quebec	176	0	30	29	121	12	368
Regina, Saskatchewan	75	0	0	26	16	0	117
Saguenay, Quebec	13	0	0	0	18	9	40
Saint John, New Brunswick	40	0	0	11	47	1	99
Saskatoon, Saskatchewan	123	0	2	0	2	1	128
Sherbrooke, Quebec	53	0	0	0	49	1	103
St. Catharines-Niagara, Ontario	71	0	33	25	16	4	149
St. John's, Newfoundland and Labrador	78	0	2	0	17	1	98
Thunder Bay, Ontario	16	0	2	0	0	0	18
Toronto, Ontario	1,102	0	335	552	391	20	2,400
Trois-Rivières, Quebec	40	0	8	8	44	2	102
Vancouver, British Columbia	372	1	22	274	1,704	85	2,458
Victoria, British Columbia	60	0	6	4	73	3	146
Windsor, Ontario	28	0	4	0	2	0	34
Winnipeg, Manitoba	158	0	0	0	320	0	478

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	427	0	0	82	679	1	1,189
Calgary, Alberta	9,536	0	978	1,388	5,696	136	17,734
Edmonton, Alberta	8,738	0	1,365	839	2,887	26	13,855
Greater Sudbury / Grand Sudbury, Ontario	451	2	6	0	18	0	477
Halifax, Nova Scotia	1,096	8	60	67	1,752	34	3,017
Hamilton, Ontario	1,699	0	118	891	314	55	3,077
Kingston, Ontario	470	5	24	68	188	12	767
Kitchener, Ontario	1,397	0	179	489	404	366	2,835
London, Ontario	1,897	0	43	513	1,105	98	3,656
Montréal, Quebec	7,744	1	678	546	11,983	1,282	22,234
Oshawa, Ontario	1,761	0	160	430	491	5	2,847
Ottawa-Gatineau, Ontario/Quebec	3,453	6	742	1,953	1,729	107	7,990
Ottawa-Gatineau, Ontario part, Ontario/Quebec	2,383	0	327	1,574	546	62	4,892
Ottawa-Gatineau, Quebec part, Ontario/Quebec	1,070	6	415	379	1,183	45	3,098
Québec, Quebec	2,204	5	335	246	1,578	225	4,593
Regina, Saskatchewan	749	0	12	168	67	0	996
Saguenay, Quebec	295	5	16	16	194	91	617
Saint John, New Brunswick	447	17	6	46	158	45	719
Saskatoon, Saskatchewan	938	0	64	76	189	108	1,375
Sherbrooke, Quebec	508	2	40	0	797	31	1,378
St. Catharines-Niagara, Ontario	866	0	102	157	242	14	1,381
St. John's, Newfoundland and Labrador	1,001	1	60	45	167	44	1,318
Thunder Bay, Ontario	159	0	2	4	70	2	237
Toronto, Ontario	13,100	0	2,303	4,944	10,502	446	31,295
Trois-Rivières, Quebec	341	0	46	52	450	65	954
Vancouver, British Columbia	5,103	1	319	3,005	10,831	326	19,585
Victoria, British Columbia	977	1	51	205	1,141	130	2,505
Windsor, Ontario	624	0	47	75	226	4	976
Winnipeg, Manitoba	1,829	0	31	202	1,340	4	3,406

Table 10
Value of residential and non-residential building permits, provinces and territories, unadjusted, 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Canada					
October r	3,898,687	373,180	1,673,679	544,466	6,490,012
November P	3,481,023	520,017	1,442,616	737,657	6,181,313
Cumulative Jan. - Nov. 2006	38,441,097	4,099,837	13,184,734	5,908,240	61,633,908
Cumulative Jan. - Nov. 2005	35,250,295	3,753,064	11,047,813	5,634,009	55,685,181
Newfoundland and Labrador					
October r	31,017	1,246	8,331	98	40,692
November P	20,123	68,526	9,653	432	98,734
Cumulative Jan. - Nov. 2006	311,144	81,681	96,690	27,114	516,629
Cumulative Jan. - Nov. 2005	320,257	45,483	90,851	21,817	478,408
Prince Edward Island					
October r	13,601	549	1,380	9,737	25,267
November P	9,133	391	927	1,755	12,206
Cumulative Jan. - Nov. 2006	121,783	18,437	32,746	26,140	199,106
Cumulative Jan. - Nov. 2005	121,956	29,314	73,253	7,137	231,660
Nova Scotia					
October r	93,748	7,552	28,687	1,138	131,125
November P	72,100	3,324	22,032	1,172	98,628
Cumulative Jan. - Nov. 2006	803,406	81,227	244,807	49,229	1,178,669
Cumulative Jan. - Nov. 2005	747,060	70,469	250,360	55,882	1,123,771
New Brunswick					
October r	46,582	4,228	16,781	4,448	72,039
November P	34,816	9,179	21,944	45,092	111,031
Cumulative Jan. - Nov. 2006	476,414	55,232	189,806	165,140	886,592
Cumulative Jan. - Nov. 2005	462,396	58,300	189,767	86,044	796,507
Quebec					
October r	847,718	115,007	260,879	101,909	1,325,513
November P	695,582	78,740	170,346	87,176	1,031,844
Cumulative Jan. - Nov. 2006	7,338,163	774,365	1,957,606	1,000,874	11,071,008
Cumulative Jan. - Nov. 2005	7,443,687	805,968	1,695,827	692,555	10,638,037
Ontario					
October r	1,334,561	135,241	424,544	232,562	2,126,908
November P	1,065,072	233,298	487,859	317,231	2,103,460
Cumulative Jan. - Nov. 2006	13,342,706	1,661,380	4,473,975	2,174,909	21,652,970
Cumulative Jan. - Nov. 2005	13,166,868	1,467,787	4,340,539	2,732,579	21,707,773
Manitoba					
October r	66,989	2,897	22,095	6,614	98,595
November P	67,682	4,617	22,449	30,025	124,773
Cumulative Jan. - Nov. 2006	781,075	100,604	254,682	152,047	1,288,408
Cumulative Jan. - Nov. 2005	661,400	56,257	250,280	96,694	1,064,631
Saskatchewan					
October r	55,895	21,883	16,190	3,538	97,506
November P	41,669	3,952	36,089	5,956	87,666
Cumulative Jan. - Nov. 2006	460,997	89,169	268,940	260,037	1,079,143
Cumulative Jan. - Nov. 2005	379,004	82,477	234,015	139,898	835,394
Alberta					
October r	754,274	61,450	497,182	81,704	1,394,610
November P	678,850	69,890	384,855	141,675	1,275,270
Cumulative Jan. - Nov. 2006	7,651,794	893,173	3,254,226	986,053	12,785,246
Cumulative Jan. - Nov. 2005	5,532,033	820,990	2,124,290	859,939	9,337,252
British Columbia					
October r	645,801	22,740	395,782	101,496	1,165,819
November P	782,546	47,382	280,777	106,632	1,217,337
Cumulative Jan. - Nov. 2006	7,067,839	341,628	2,360,202	1,015,540	10,785,209
Cumulative Jan. - Nov. 2005	6,334,630	304,126	1,756,659	923,586	9,319,001

Table 10 – continued

Value of residential and non-residential building permits, provinces and territories, unadjusted, 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Yukon Territory					
October r	6,163	337	367	1,222	8,089
November p	813	0	76	261	1,150
Cumulative Jan. - Nov. 2006	36,152	1,017	23,811	32,074	93,054
Cumulative Jan. - Nov. 2005	43,056	3,790	8,021	16,744	71,611
Northwest Territories					
October r	1,093	50	1,461	0	2,604
November p	3,452	668	5,609	0	9,729
Cumulative Jan. - Nov. 2006	19,997	1,626	15,534	7,823	44,980
Cumulative Jan. - Nov. 2005	27,573	7,166	32,639	1,130	68,508
Nunavut					
October r	1,245	0	0	0	1,245
November p	9,185	50	0	250	9,485
Cumulative Jan. - Nov. 2006	29,627	298	11,709	11,260	52,894
Cumulative Jan. - Nov. 2005	10,375	937	1,312	4	12,628

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford, British Columbia	22,749	1,262	11,526	284	35,821
Calgary, Alberta	261,302	8,266	178,048	47,727	495,343
Edmonton, Alberta	196,143	11,635	123,457	58,953	390,188
Greater Sudbury / Grand Sudbury, Ontario	8,548	3,097	3,603	5,546	20,794
Halifax, Nova Scotia	42,568	472	12,150	594	55,784
Hamilton, Ontario	54,275	7,942	18,002	58,186	138,405
Kingston, Ontario	10,746	135	32,583	1,552	45,016
Kitchener, Ontario	16,781	10,665	26,903	31,960	86,309
London, Ontario	36,226	10,137	4,587	39,385	90,335
Montréal, Quebec	375,521	43,438	88,805	20,763	528,527
Oshawa, Ontario	35,437	23,095	15,001	3,737	77,270
Ottawa-Gatineau, Ontario/Quebec	133,732	1,417	46,618	13,833	195,600
Ottawa-Gatineau, Ontario part, Ontario/Quebec	80,814	1,215	43,043	13,295	138,367
Ottawa-Gatineau, Quebec part, Ontario/Quebec	52,918	202	3,575	538	57,233
Québec, Quebec	50,450	4,012	21,171	3,707	79,340
Regina, Saskatchewan	15,862	2,020	10,175	897	28,954
Saguenay, Quebec	4,128	475	4,432	23,619	32,654
Saint John, New Brunswick	9,889	6,748	4,382	12	21,031
Saskatoon, Saskatchewan	16,559	746	4,050	657	22,012
Sherbrooke, Quebec	14,024	121	9,781	1,795	25,721
St. Catharines-Niagara, Ontario	29,679	2,941	9,861	168	42,649
St. John's, Newfoundland and Labrador	15,497	65,496	8,168	402	89,563
Thunder Bay, Ontario	3,000	26	1,550	1,215	5,791
Toronto, Ontario	516,793	95,752	216,647	125,556	954,748
Trois-Rivières, Quebec	13,056	2,625	1,859	325	17,865
Vancouver, British Columbia	541,311	33,653	193,787	63,292	832,043
Victoria, British Columbia	34,951	545	4,005	2,459	41,960
Windsor, Ontario	7,042	1,188	7,218	10,085	25,533
Winnipeg, Manitoba	52,512	1,629	12,551	29,772	96,464

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford, British Columbia	157,073	35,120	47,819	103,535	343,547
Calgary, Alberta	2,807,036	139,178	1,543,397	549,147	5,038,758
Edmonton, Alberta	2,312,184	165,253	662,709	181,444	3,321,590
Greater Sudbury / Grand Sudbury, Ontario	98,938	26,631	34,700	59,613	219,882
Halifax, Nova Scotia	417,298	38,011	147,978	10,130	613,417
Hamilton, Ontario	570,901	48,279	150,651	152,124	921,955
Kingston, Ontario	119,245	14,175	78,239	34,941	246,600
Kitchener, Ontario	458,107	75,539	205,405	103,093	842,144
London, Ontario	554,020	37,156	137,849	119,396	848,421
Montréal, Quebec	3,620,082	339,617	1,056,183	505,444	5,521,326
Oshawa, Ontario	545,413	128,031	113,218	31,734	818,396
Ottawa-Gatineau, Ontario/Quebec	1,198,963	39,746	499,114	310,921	2,048,744
Ottawa-Gatineau, Ontario part, Ontario/Quebec	807,711	30,888	445,542	279,192	1,563,333
Ottawa-Gatineau, Quebec part, Ontario/Quebec	391,252	8,858	53,572	31,729	485,411
Québec, Quebec	652,662	55,262	271,906	92,530	1,072,360
Regina, Saskatchewan	148,600	32,543	67,482	97,300	345,925
Saguenay, Quebec	90,596	32,126	27,794	48,439	198,955
Saint John, New Brunswick	94,265	26,250	29,536	21,813	171,864
Saskatoon, Saskatchewan	176,619	28,288	112,288	77,385	394,580
Sherbrooke, Quebec	167,560	8,293	53,136	60,489	289,478
St. Catharines-Niagara, Ontario	290,834	49,828	86,983	64,609	492,254
St. John's, Newfoundland and Labrador	207,461	72,610	68,037	14,601	362,709
Thunder Bay, Ontario	41,188	6,273	20,879	18,757	87,097
Toronto, Ontario	6,561,515	630,162	2,197,664	734,262	10,123,603
Trois-Rivières, Quebec	125,734	35,723	50,691	16,643	228,791
Vancouver, British Columbia	3,905,853	164,397	1,574,159	499,803	6,144,212
Victoria, British Columbia	527,800	11,510	99,221	105,003	743,534
Windsor, Ontario	201,219	73,606	93,475	97,783	466,083
Winnipeg, Manitoba	482,192	56,022	164,687	135,107	838,008

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	2,700,290	78,611	3,073	26,528	76,215	336,262	1,038,388
Industrial	520,017	68,526	391	3,324	9,179	78,740	233,298
Factories, plants	300,208	5,100	0	900	827	50,006	174,239
Transportation, utilities	122,478	62,550	0	300	7,254	6,561	15,382
Mining and agriculture	37,247	350	0	640	0	8,303	17,359
Minor industrial projects, new and improvements ¹	60,084	526	391	1,484	1,098	13,870	26,318
Commercial	1,442,616	9,653	927	22,032	21,944	170,346	487,859
Trade and services	297,369	1,170	859	4,892	3,445	66,853	142,080
Warehouses	294,117	4,572	0	307	250	17,842	111,865
Service stations	13,237	0	0	0	0	2,605	4,730
Office buildings	285,455	1,100	0	7,105	5,396	19,355	69,544
Recreation	97,542	0	0	1,335	4,000	9,742	45,167
Hotels, restaurants	198,651	0	0	2,375	5,000	17,555	48,269
Laboratories	82,672	0	0	0	0	1,450	1,800
Minor commercial projects, new and improvements ¹	173,573	2,811	68	6,018	3,853	34,944	64,404
Institutional and governmental	737,657	432	1,755	1,172	45,092	87,176	317,231
Schools, education	396,651	0	0	0	10,882	26,554	191,900
Hospitals, medical	211,104	0	0	0	29,644	40,868	73,289
Welfare, home	45,788	0	1,180	0	3,311	1,112	12,475
Churches, religion	26,770	0	450	771	0	350	12,797
Government buildings	27,401	0	0	0	0	12,235	12,765
Minor institutional and governmental projects, new and improvements ¹	29,943	432	125	401	1,255	6,057	14,005
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	57,091	45,997	596,420	434,791	337	6,277	300
Industrial	4,617	3,952	69,890	47,382	0	668	50
Factories, plants	1,660	2,558	32,963	31,955	0	0	0
Transportation, utilities	0	310	23,325	6,796	0	0	0
Mining and agriculture	1,920	0	7,440	1,235	0	0	0
Minor industrial projects, new and improvements ¹	1,037	1,084	6,162	7,396	0	668	50
Commercial	22,449	36,089	384,855	280,777	76	5,609	0
Trade and services	4,706	3,040	38,665	28,328	0	3,331	0
Warehouses	480	3,827	135,489	18,870	0	615	0
Service stations	300	352	3,000	2,250	0	0	0
Office buildings	8,646	11,624	140,579	21,821	0	285	0
Recreation	1,800	11,891	1,962	20,900	0	745	0
Hotels, restaurants	930	1,080	14,297	109,145	0	0	0
Laboratories	0	0	25,332	54,090	0	0	0
Minor commercial projects, new and improvements ¹	5,587	4,275	25,531	25,373	76	633	0
Institutional and governmental	30,025	5,956	141,675	106,632	261	0	250
Schools, education	16,735	3,727	65,886	80,967	0	0	0
Hospitals, medical	11,500	700	45,428	9,675	0	0	0
Welfare, home	0	0	22,700	4,760	0	0	250
Churches, religion	0	0	4,870	7,532	0	0	0
Government buildings	1,113	638	300	350	0	0	0
Minor institutional and governmental projects, new and improvements ¹	677	891	2,491	3,348	261	0	0

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

Description - Monthly survey of building permits

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

Data source and methodology

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

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

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

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

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

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

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

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

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

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

Revisions due to the correction of coding errors

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

Revisions due to the addition of late reports

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

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

Concepts and variables measured

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

The classification used in this publication deals strictly with structures for which a building permit was issued. Permits are generally issued for the following: construction of new buildings, alterations, additions, renovations, etc. Minor repair jobs such as painting, tiling, roofing, etc., for which no permit is required, and engineering work (such as dams, roads, pipelines, etc.), which, by definition, is not a building, are not included in the building permit series. Estimates of such work may be obtained on Cansim, tables 029-0039 to 029-0040 for the «Capital expenditures by type of asset» and tables 029-0005 to 029-0024 and 032-0001 to 032-0002 for the «Private and Public Investment in Canada Intentions» (cat. no. 61-205-X).

The description given by the municipalities as to the type of building (box #6 of Section A on the form) and the type of work involved (box #7 of Section A on the form) forms the basis for classification. The classification of buildings into major groups and subgroups is based on the following: intended use in the case of new buildings; present or intended use of buildings to which improvements are to be made; present use of the existing structure where the proposed construction is intended to provide additional facilities; principal use of the structure where the proposed construction has more than one intended use; however, where the building contains dwellings, the value of the construction is divided between residential and non-residential use.

Building categories

This publication, uses the following classification for the **value of permits issued** for construction of new buildings or for improvements: residential, industrial, commercial, institutional and government.

Residential. Includes all buildings intended for private occupancy whether on a permanent basis or not. Dwellings are divided into the following types: single-family, mobile, cottage, semi-detached, row house and apartment building.

Industrial. Includes all buildings used for manufacturing and processing; transportation, communication and other utilities, and agriculture, forestry and mining.

Commercial. Includes all buildings used to house activities related to the tertiary sector, such as stores, warehouses, garages, office buildings, theatres, hotels, funeral parlours and beauty salons.

Institutional and Government . Includes expenditures made by the community, public and government for buildings and structures like schools, universities, hospitals, clinics, churches, homes for the aged.

The **number of dwelling units** indicates the number of self contained dwelling units created. This should not be confused with the number of structures. For example, an apartment building containing six dwellings will be shown as six dwelling units. When an existing structure is converted into additional housing units, the number of units added is included. This publication uses the following classification for dwelling units:

Single-family. Refers to dwellings commonly called "**single house**". It includes single dwellings that are completely isolated on all sides, including single dwellings linked to other dwellings below ground. Included are bungalows, split levels, two-storey single-family homes built by conventional methods or prefabricated.

Mobile homes . Refers to houses designed and constructed to be transported on their own chassis and for easy moving.

Cottage. Refers to dwellings that cannot be occupied year-round or on a permanent basis because the facilities required for comfort are inadequate.

Double or Semi-detached . Refers to dwellings in which each of the two dwellings are side by side and joined by a common wall or garage, but not attached to any other building and surrounded by open space.

Row Dwellings . Refers to a row of three or more dwellings attached to each other without dwellings above or below.

Apartment Building . Includes dwellings in a variety of buildings such as duplexes, semi-detached duplexes, triplexes, row duplexes, apartments as such and dwellings adjacent to non-residential structures.

Conversion. Refers to the number of dwellings added by conversion of existing structures.

Geographic classification

Geographic entities are classified according to Standard Geographical Classification (SGC) used by Statistics Canada. Each reporting entity is assigned a twelve-digit SGC code for identification according to the following geographic levels:

Province and territory (PR) : There are ten provinces and three territories.

Economic region (ER) : Refers to intraprovincial regions established by the Standards Division of Statistics Canada. There are seventy-six ERs.

Census division (CD) : Refers to a group of census subdivisions established by provincial law. There are two hundred and ninety-one CDs (data on this geographic group is available on request).

Census metropolitan area (CMA) : Its delineation corresponds to the 2001 Census definition. The term CMA refers to the main labour market area of an urban area (the urbanized core) of at least 100,000 population, based on the Census population figures. The twenty-seven CMAs are shown in this publication. Although the 2001 Census defines the Ottawa-Hull area as a single CMA, the area is shown in this publication as two separate entities since it is located in two different provinces.

Census agglomeration (CA) : Refers to the smaller labour market area of an urbanized core of at least 10,000 population, as defined by the 2001 Census. There are one hundred and eighteen CAs in Canada. When a CA overlaps the boundaries of two provinces, it is shown partly in each province. The Lloydminster agglomeration is an exception to this rule. It is treated as if it was totally located in Alberta.

Other municipalities of at least 10,000 population : Refers to municipalities not included in census agglomerations but with populations of at least 10,000 inhabitants. The distinction is made between these municipalities and CAs in order to permit comparison between the Building Permits Survey and the Housing Starts and Completions Survey which refers to this geographical concept.

Rural area : Refers to all geographic entities not included in a CMA or CA and not identified as an urban centre by the Canada Mortgage and Housing Corporation.

Census subdivision (CSD) : Refers to the general term applying to municipalities, Indian reserves, Indian settlements and unorganized territories. However, since Indian reserves and settlements do not issue building permits, they are not included in this publication.

Non-standard geographic unit : The geographic units shown in this publication do not all satisfy the above definition of census subdivision. Some provincial or municipal administrations producing monthly reports do not correspond to the official geographic entities; they are nevertheless shown in this publication under the geographic entity used by these administrations. These so-called non-standard geographic units are few in number and are mostly concentrated in the Maritime provinces.

Territorial revisions

Territorial boundaries were established according to the 2001 Census definitions. Changes in boundaries, status or name of census subdivisions between censuses are introduced in this publication on a yearly basis. Changes affecting the other geographic units (CMAs, CAs, CDs and ERs) are introduced every five years, eighteen months following the census.

Data accuracy

Since the building permit data are extracted from municipal administrative documents, two types of response errors are possible: errors attributable to the permit applicant and errors in transcription by the responding municipality. However, experience has shown that transcription errors are not very common and the increasing number of municipalities producing computerized reports tends to reduce the frequency of this type of error. Errors attributable to an understatement of the cost of construction are more probable. Since permit fees are in most cases based on the value of the construction, this leads unquestionably to under-estimation of project values.

The other source of error are the processing error and the non-response error. In 2005, more than 99% of the municipalities covered by the survey sent their monthly Building Permits reports.

Comparability of data and related sources

Comparison of data must be done with reservation considering that the methods of issuing permits and the methods of estimating building values can differ from one municipality to another. Also, comparisons involving different periods must take into account the constant increase in the number of municipalities participating in the survey.

This publication contains only part of the data produced on building permits. However, you may order unpublished tables or address special requests, to the Current Investment Indicators Section ((613) 951-4646 or 1-800-579-8533). The series presented here is also available on CANSIM: Tables 026-0001 to 026-0008, 026-0010 and 026-0015.

Appendix I

Geographical abbreviations

A.R.	Agglomération de recensement
BOR	Borough
C	City
C.A.	Census Agglomeration
CC	Chartered Community
CDR	Census Division Remainder
CM	County (Municipality)
C.M.A.	Census Metropolitan Area
COM	Community
CR	County Remainder
CT	Canton
CU	Cantons-Unis
DM	District (Municipality)
HAM	Hamlet
ID	Improvement District
IGD	Indian Government District
LGD	Local Government District
LOT	Lot and Royalty
M	Municipalité
MD	Municipal District
NH	Northern Hamlet
NT	Northern Town
NV	Northern Village
N.W.T.	NorthWest Territories
P	Paroisse
PAR	Parish
PD	Planning District
PDR	Planning District Remainder
RCR	Rural County Remainder
RGM	Regional Municipality
R.M.R.	Région métropolitaine de recensement
RDR	Regional District Remainder
RM	Rural Municipality
RV	Resort Village
SA	Special Area
S-E	Indian Settlement/Établissement indien
SCM	Subdivision of County Municipality
SD	Sans désignation
SET	Settlement
SM	Specialize Municipality
SRD	Subdivision of Regional District
SUN	Subdivision of Unorganized District
SV	Summer Village

T	Town
T.N.O.	Territoires du Nord-Ouest
TP	Township
UCR	Urban County Remainder
UNO	Unorganized/Non organisé
V	Ville
VC	Village Cri
VL	Village
VN	Village Nordique