

**CENTRAL MORTGAGE AND HOUSING CORPORATION**  
**ECONOMIC RESEARCH DIVISION**

**HOUSING IN CANADA**  
**A FACTUAL SUMMARY**

**APRIL, 1948**

**OTTAWA, CANADA**

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## FOREWORD

*Housing in Canada* is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. The issues for January, 1947, and January, 1948, dealt with more recent developments, providing both annual and monthly data. The remaining issues, including the present one, concentrate mainly on quarterly developments. This issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself, and is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Part of the material incorporated in this report is obtained from original sources with another part submitted by various Government departments, including the Department of Finance, Department of Labour, Department of Veterans' Affairs, Department of Reconstruction and Supply, Department of Mines and Resources, Department of National Defence, the Superintendent of Insurance, the Superintendent of Bankruptcy and the Dominion Bureau of Statistics.

*Housing in Canada* concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Division  
Central Mortgage and Housing Corporation*

Ottawa, April, 1948.

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**PART I**  
**FACTUAL SUMMARY**

## SECTION 1.—POPULATION TRENDS

(See Table 1)

Registrations of marriages in Canadian centres of 10,000 population and over declined 9 per cent, from 10,900 during the first quarter of 1947 to 9,900 in the corresponding period of 1948. Deaths numbered 17,300 during the first quarter of 1948, an increase of 7 per cent over the corresponding period of last year. The effect of this decline in marriages and increase of deaths on net family formation<sup>(1)</sup>, which in turn affects the demand for housing, is offset by heavier immigration in the first quarter of 1948 (23,076 immigrants) as compared with the first quarter of 1947 (8,009 immigrants).

## SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 2-5)

The house-building program in 1948 made an auspicious beginning with 6,678 new housing units started in Canada during the first three months of the year, and 11,569 completed. Units under construction at the end of March numbered 37,529. Although similar data are not available for the whole of Canada in 1947, information on starts and completions in metropolitan areas and municipalities of 5,000 population and over provides a basis of comparison between the two years. During the first quarter of the present year starts of new housing units in these areas numbered 5,163 and completions 9,289, a gain in each case of 43 per cent over the 3,617 starts and 6,509 completions in the corresponding period of 1947.

The number of new housing units for which construction contracts were awarded more than doubled from 3,631 during the first quarter of 1947 to 8,219 in the corresponding period of 1948. A further reflection of the upward trend in house-building during 1948 is found in the number of new housing units for which building permits were issued in 204 Canadian municipalities. These numbered 6,457 in the first three months of 1948, as compared with 4,814 in the first three months of 1947. Data on contracts awarded and building permits issued should be used in connection with other evidence, since by themselves they do not provide reliable indications of the volume of residential building, owing to imperfections of coverage and the fact that neither a contract awarded nor the issue of a building permit represents actual construction activity.

While the favourable comparison of 1948 with 1947 in respect to house-building progress during the first quarter provides ample indication of the sustained economic demand for housing in the present year, it should be remembered that 1947 suffers in the comparison by reason of the inordinately late spring which retarded construction activity during the early part of that year. Apart from this qualification construction activity during the first quarter of any year provides only a limited indication of prospects for the whole 12 month period.

## SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING

(See Tables 6-20)

The present housing program<sup>(2)</sup> of the Canadian Government covers: (1) direct government house-building, including Veterans' Projects by Central Mortgage and Housing Corporation, operations under the Veterans' Land Act, 1942,

(1) Net family formation in Canada was estimated at an average of 68,000 per year during the 1939-1946 period (see *Housing in Canada*, January, 1948, p. 9).

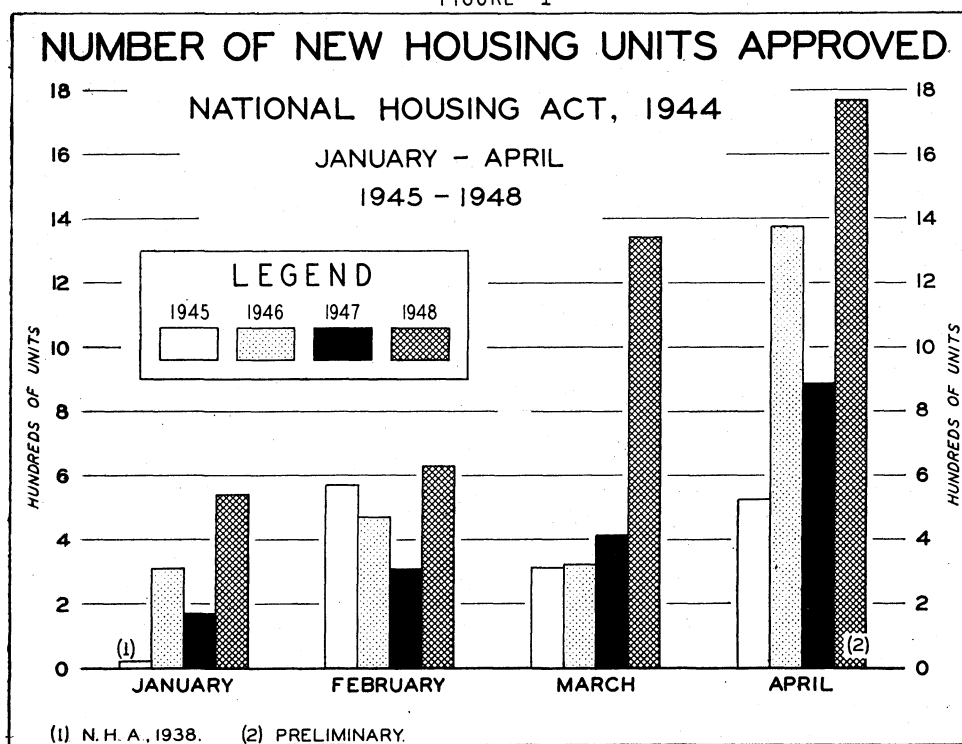
(2) For further detail, see *Housing in Canada*, January, 1947, pp. 11-18, and *Annual Report, 1947*, Central Mortgage and Housing Corporation, pp. 4-17.

and the Emergency Shelter Regulations, and the provision of quarters for married service personnel by the Department of National Defence; (2) financial assistance to house-building, as provided for under the National Housing Act, 1944, the Canadian Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944; (3) special provisions for aiding house-builders by a system of building material priorities, and for encouraging the construction of rental housing by offering accelerated depreciation under the Income War Tax Act on approved projects.<sup>(1)</sup>

### *The National Housing Act, 1944*

In line with the general increase in residential construction activity, lending operations under the National Housing Act, 1944, showed a marked rise during the first quarter of 1948 as compared to the corresponding period of the previous year (see Figure 1). Loans numbering 1,966, valued at \$12.1 million, and involving 2,509 housing units were approved during the January to March period of the present year, as against 718 loans, valued at \$4.1 million and representing 888 housing units during the corresponding quarter of 1947.

FIGURE 1



ECONOMIC RESEARCH DIVISION, CENTRAL MORTGAGE AND HOUSING CORPORATION

The number of housing units approved for loans under the home-ownership provisions of the Act, at 2,178 during the first three months of 1948, was more than triple the corresponding number during the first quarter of 1947 when 702 housing units were approved. Loans to builders for sale under the Integrated Housing plan accounted for 57 per cent of the units approved for home-owner-

(1) For details of the double depreciation provisions see *Housing in Canada*, April, 1947, pp. 15-16.



ship during the 1948 period as against 45 per cent of those approved in the same quarter of 1947.

Lending for rental purposes accounted for a smaller proportion of all housing units approved in the first quarter of 1948 than in the corresponding quarter of 1947. In the former period the number of rental units approved represented only 13 per cent of the total, as against 21 per cent in the latter period.

An analysis of loans by type of housing unit shows that the single-unit 1-storey house continues to represent the most popular form of residential building. Units of this type approved in the first quarter of 1948 numbered 982 out of the total of 2,509. Single-unit 1½-storey houses were next in line with 447 approvals. The number of row houses approved for loans rose very sharply to 386 during the first quarter of 1948, as against only 5 in the corresponding period of last year, reflecting the attempt to combat increased construction costs by cost saving types of structures.

Data on building costs and on loan values indicate that although the former increased during the past year, the latter increased more rapidly. Builders' estimated construction costs per square foot on the single unit 1-storey houses rose about 7 per cent from \$6.64 in the first quarter of 1947 to \$7.08 in the same period of 1948. This higher average cost per square foot was attributable in part to a decline in the average floor area of these particular units from 873 square feet in the former period to 832 in the latter. As a result of a decrease in the average floor area for all types of units, total estimated costs, including land costs and other expenses, declined from an average of \$6,873 per unit in the first quarter of 1947 to \$6,714 during the corresponding period of 1948. The average loan on the other hand, as a result of the authorization of higher ratios of loans to lending values, rose from \$4,727 to \$4,804 during the period.

#### *Home Extension Loan Guarantees*

Under the guarantees provided to lending institutions in Part IV of the National Housing Act, one loan was approved for home extension during the first quarter of 1948. It was valued at \$1,000 and represented one new housing unit.

#### *Emergency Shelter Regulations*

Owing to the shortage of buildings suitable for conversion into housing units, construction activity under the Emergency Shelter Regulations during the first quarter of 1948 proceeded at a slower rate than in the corresponding three months of 1947. Municipalities and universities, assisted under the scheme by financial grants from the federal government, completed a total of 455 shelter units during the first quarter of the present year, less than half the number, 1,126, which were completed in the same period last year. The number of units under construction at the end of March stood at 301 in 1948 and 925 in 1947. Financial assistance grants during the first three months of the year amounted to \$368,000 in 1948, all of which was for municipal projects, as against \$536,000 in the first quarter of 1947, including \$104,000 for university projects.

#### *Veterans' Housing Projects by Central Mortgage and Housing Corporation*

Completions of veterans' low rental housing units by the Central Mortgage and Housing Corporation numbered 1,965 during the first quarter of 1948 representing a slight decline from the 2,055 units completed in the corresponding period of 1947. Expenditures on housing construction during the former period, how-

ever, at \$12.7 million were more than double the amount expended in the first three months of 1947, indicating that actual building operations were more intense during the 1948 period. Housing units under contract at the end of April, 1948, numbered 3,912, an increase of 872 over the number under contract at the end of April, 1947.

#### *The Veterans' Land Act, 1942*

House-building activity under the Veterans' Land Act, 1942, accounted for the completion of 697 new units during the first quarter of 1948, with 139 starts recorded, as against 464 completions and 230 starts in the first quarter of 1947.<sup>(1)</sup> Appropriations and applications for assistance were approved in the 1948 period to the amount of \$5.6 million, a decline of 59 per cent from the first quarter of 1947 when a total of \$13.6 million was approved. Expenditures declined 59 per cent also, from a total of \$20.6 million in the 1947 period, of which \$3.9 million was for new construction and \$16.7 million for land and existing buildings, to \$8.5 million in the 1948 period, made up of \$3.2 million for new construction and \$5.3 million for land and existing buildings.

Of the 697 housing units completed in the first quarter of 1948, 610 were on small holdings of the individual project type. This scheme accounted also for 66 per cent of the \$3.2 million expended for new construction during the period. The completion of 4 units on small holdings under the sub-division project plan brought to an end this program which was introduced in 1945 and accounted for a total of 2,673 completions since its inception. Housing units completed under the full-time farming plan numbered 28 during the first quarter of 1948, and under the provisions for commercial fishing establishments and the settlement of veterans on Dominion and Provincial lands a total of 55 units were completed.

The predominant position held by the individual project small holding scheme in respect to current house-building under the Act is further evidenced by the fact that \$1.1 million out of the total of \$1.2 million approved for new housing-construction in the first quarter of 1948 was for applications under this plan.

#### *Armed Service Married Quarters<sup>(2)</sup>*

The construction of housing units by the Department of National Defence for married members of the permanent armed forces accounted for 112 completions during the first quarter of 1948, 14 of which were permanent and 98 temporary. Permanent starts during the period numbered 203, and temporary 146. Construction expenditures to the end of March, 1948, totalled \$1.3 million. During the full year, 1947, 18 permanent and 438 temporary units were completed, with expenditures amounting to \$1 million.

#### *The Canadian Farm Loan Act, 1927*

Loans valued at \$6,000 for the erection of 6 new farm houses were approved by the Canadian Farm Loan Board in the first quarter of 1948, as against 4 loans valued at \$4,000 in the corresponding period of 1947. Loans for the alteration and improvement of existing farm houses numbered 18 during the former period, involving \$7,000, as compared with only 1 loan in the latter period with a value of

(1) These figures do not cover at present housing units built on Indian reservations, data for which are not available.

(2) Including housing for employees of the Defence Research Board.

less than \$500. The major part of lending under the Act is for non-residential purposes, and total loans approved in the first quarter of 1948 had a value of \$.6 million.

#### *The Farm Improvement Loans Act, 1944*

Guarantees under the Farm Improvement Loans Act involved loans for 56 new farm houses during the first quarter of 1948, as against 89 in the first quarter of 1947. The loans had a value of \$78,000 in the former period and \$108,000 in the latter.

#### *Priorities Assistance for House-Building*

Priority ratings for building materials were granted for 3,465 housing units in the first quarter of 1948, a decline of 28 per cent from the 4,782 housing units approved for priorities in the first quarter of 1947. The over-all decline in the demand for priority ratings, together with the known expansion of the house-building program, suggests that the building material supply situation is improving (see p. 15).

Builders operating under the Integrated Housing plan of the National Housing Act, 1944, accounted for 1,180, or over one-third of the housing units approved for priority ratings during the January to March period of 1948. In the same quarter of 1947 veterans building their own homes accounted for the largest number of priorities, with 2,161 housing units, or nearly half the total approved for ratings.

#### *Double Depreciation for Rental Housing Projects*

During the first four months of 1948, 22 projects, involving 204 rental housing units, and an estimated expenditure of \$1.4 million were approved for double depreciation under the Income War Tax Act. The units will have an average floor area of 958 square feet with 4.7 rooms, and an average monthly rental of \$57.

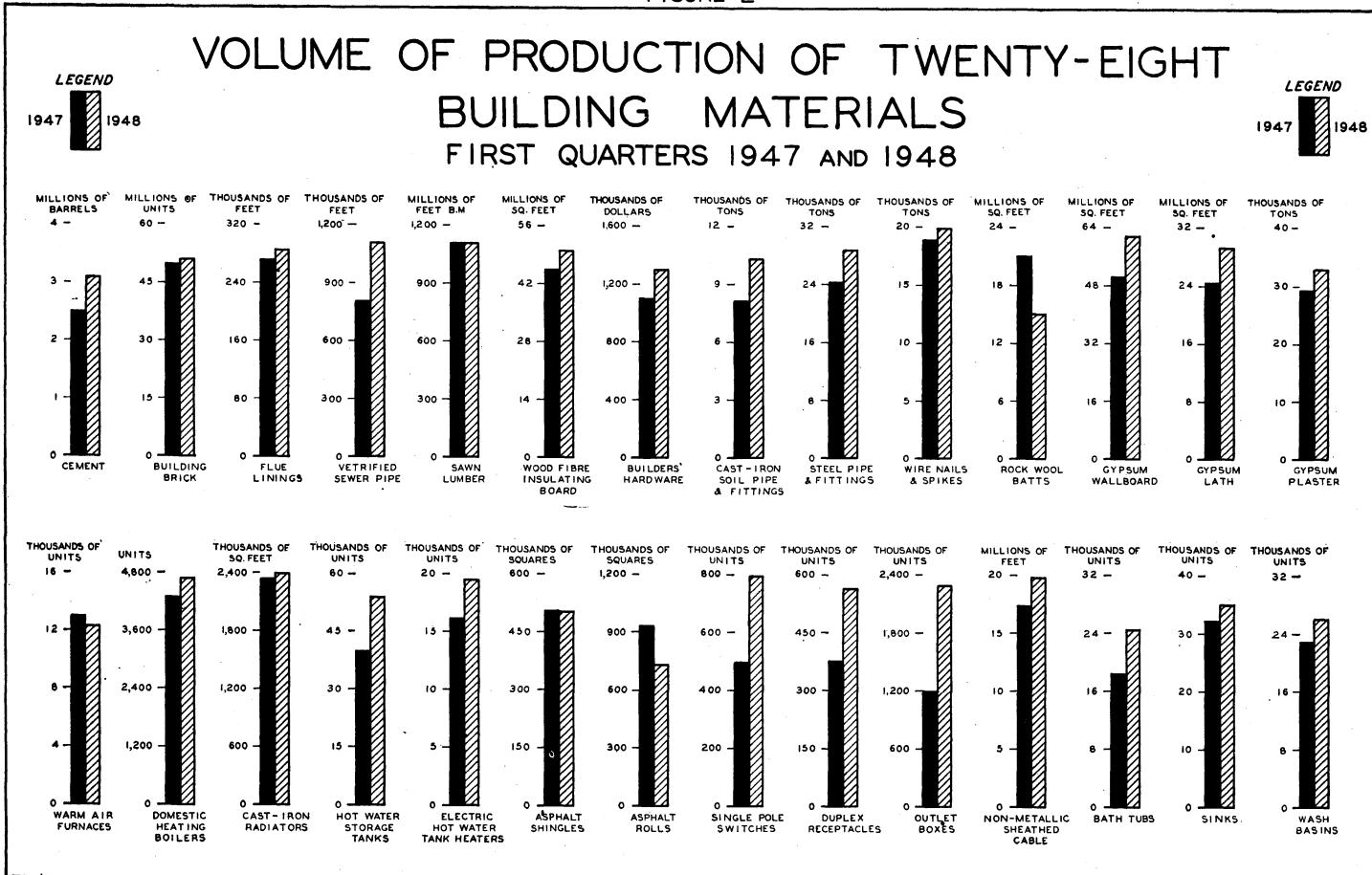
### SECTION 4.—REAL ESTATE LENDING

(See Tables 21-22)

Gross mortgage loans on real estate, as reported by 122 lending institutions making monthly returns to the Central Mortgage and Housing Corporation, numbered 9,599 during the first quarter of 1948, having a total loan value of \$64.4 million, as against 7,421 loans with a value of \$46.7 million during the corresponding period of 1947. The reporting institutions account for an estimated 95 per cent of current mortgage lending operations of all life and fire insurance companies, trust and loan companies, and fraternal societies in Canada. Associated with the quickened pace of house-building during the first quarter of 1948, loans on new non-farm residential construction numbered 4,084, involving 5,454 new housing units, and having a total loan value of \$23.7 million. In terms of housing units and value, these loans represent gains of 34 per cent and 53 per cent respectively over the first quarter of 1947.<sup>(1)</sup>

(1) For a detailed discussion of real estate lending operations see *Mortgage Lending in Canada, 1947*, Ottawa, 1948, published by the Central Mortgage and Housing Corporation.

FIGURE 2



ECONOMIC RESEARCH DIVISION, CENTRAL MORTGAGE AND HOUSING CORPORATION.

## SECTION 5.—BUILDING MATERIALS

(See Tables 23-28)

At the present time, when the building industry is pressing on available supplies of materials and labour, the output of most building materials still represents a limiting factor on the size of the housing program. Building material production during the first quarter of 1948 showed in most lines notable increases over output during the corresponding period of 1947 (see Figure 2). However, for the first time since the end of the war supply of a few building material items exceeded demand during the first quarter of 1948 resulting in a cutback of production, as in the insulating and roofing material fields. Accompanying this development was a levelling-off in the general price index of building materials which was lower during each of the four months in 1948 than in December, 1947 (see p. 19). As long as demands continues as strong as at present, the levelling-off of building material prices appears to be of a temporary nature.

### *Production*

Out of 28 materials covered in this review 11 showed production gains during the first quarter of 1948 of more than 20 per cent over the first quarter of 1947. Electrical items led the group with the production of outlet boxes doubling, and the manufacture of single pole switches and duplex receptacles rising 60 per cent and 49 per cent respectively. Vitrified sewer pipe, bath tubs, hot water storage tanks, cast-iron soil pipe, steel pipe, cement, builders' hardware, and gypsum wallboard followed in the order named with production gains ranging from 45 per cent down to 22 per cent.

A further 12 materials registered increases in output of 20 per cent or less. These included gypsum lath and electric hot water tank heaters with gains of 20 per cent, wash basins and non-metallic sheathed cable 14 per cent, gypsum plaster 12 per cent, flue linings and wood fibre insulating board 10 per cent, sinks and domestic heating boilers 9 per cent, wire nails 5 per cent, building brick 4 per cent, and cast-iron radiators 2 per cent.

The production of lumber, at 1.1 billion feet b.m. for the first quarter of 1948 was equal to output during the corresponding period of 1947.

The production of only 4 items was below the level of the first quarter in 1947. Manufactures of rock wool batts and asphalt rolls dropped 28 per cent and 22 per cent respectively, owing to the fact that as a result of heavy output during the latter part of 1947 dealers' supplies of these materials were reasonably plentiful and demand during the first quarter of 1948 declined. The output of warm air furnaces decreased 5 per cent to 12,300 units during the first quarter of 1948 and a small decline of 1 per cent was recorded in the production of asphalt shingles.

### *Sales and Stocks*

Reflecting the production gains, and manifesting the continued demand of the building industry, factory sales of building materials during the first quarter of 1948 showed increases over the first quarter of 1947 matching the general rise in output. Shipments of 15 out of the 18 items covered in this review increased. As in production, outlet boxes led the group with sales of 2.3 million units during the first three months of 1948, compared with 1.1 million in the corresponding period of 1947. Single pole switches followed with sales increasing from 482,000

to 783,000 during the period. Sales of hot water storage tanks rose from 40,100 to 53,700. Also showing gains were non-metallic sheathed cable, domestic heating boilers, bath tubs, sinks, gypsum wallboard, lath and plaster, cement, building brick, flue linings, cast-iron soil pipe, wire nails and spikes. Sales of rock wool batts declined, as did their production. Steel pipe and electric hot water tank heater shipments were also down, despite gains in production during the period.

Although manufacturers' inventories of 12 out of the 18 materials mentioned in the preceding paragraph were higher at the end of March, 1948, than at the same time in 1947, there is no evidence that stock piles are accumulating excessively. Inventories of 11 of the materials represented less than one week's output at the current rate. Electric hot water tank heaters showed the highest ratio of stocks to sales, with stocks of 7,600 units on hand at the end of March, 1948, and sales during the month of 5,100. Cement, steel pipe and building brick were next in line with ratios of 1.5, 1.2 and 1.0 respectively.

Increased demand for building materials is reflected in heavier movements of supplies to consumers as indicated by the series on tons of building materials loaded on railway cars each month. The group of materials covered includes lumber and timber, gravel and sand, lime and plaster, brick and artificial stone, sewer pipe and drain tile, and cement. The number of tons loaded, at 2.6 million, as estimated for the first quarter of 1948,<sup>(1)</sup> was 13 per cent higher than the actual tonnage loaded in the corresponding period of 1947.

#### *Imports and Exports*

Lumber imports rose 50 per cent from 14.7 million square feet during the first quarter of 1947 to 21.7 million in the corresponding period this year. The dollar value of paint, pigment and varnish imports went up from \$2.9 million to \$4.9 million. Rock wool imports declined 14 per cent, 1,400 to 1,200 tons. Imports of gypsum plaster and wallboard building board also declined, the first by 74 per cent from 3,500 to 900 tons, and the second by 73 per cent from 12.1 million to 3.3 million square feet.

Exports out of Canada during the first quarter of 1948 showed little change from corresponding shipments a year earlier with respect to timber, building brick, pulp and fibre wallboard, paints, pigments, and varnishes. The export of 177 tons of wire nails and spikes during the first three months of 1948, as against only 32 tons during the whole of 1947, does not indicate any easing of the export control applied in September of 1946, but represents rather the result of special arrangements for the conversion of United States nailrod into nails in Canada on condition of re-export to the United States.

#### *Employment*

The rising output in industries producing building materials is reflected in over-all terms in corresponding increases in employment in these industries. Annual average employment, as reported by employers with 15 or more employees, numbered 97,800 in 1947 or some 16 per cent more than the 84,200 reported for 1946. In the first quarter of 1948, employment trends in building material producing industries continued upwards. As employment opportunities in these industries increased, earnings rose at the same time. Average weekly earnings in 1947 amounting to \$36.19 were 13 per cent higher than in 1946.

<sup>(1)</sup> See p. 77.

## SECTION 6.—BUILDING LABOUR (See Tables 29-37)

### *Employment and Earnings*

Accompanying the accelerated building program in 1948, employment in the building industry, and in the construction industry as a whole during the first quarter of 1948 showed a substantial increase over the first quarter of 1947, despite a notable seasonal decline from the level of employment at the end of 1947.

Employment in the construction industry, estimated by the Labour Force Survey of the Dominion Bureau of Statistics at 219,000 for the end of February in 1948, was up 17 per cent from the corresponding period of last year but down 23 per cent from the last quarter of 1947. Employment in all industry during the first quarter of 1948 was 2 per cent higher than in the corresponding quarter of 1947 and showed a seasonal decline of 4 per cent from the final quarter of 1947. The data indicate that the construction labour force is growing more rapidly than the labour force is general, and that construction employment is subject to wider seasonal variations than employment in the economy as a whole.

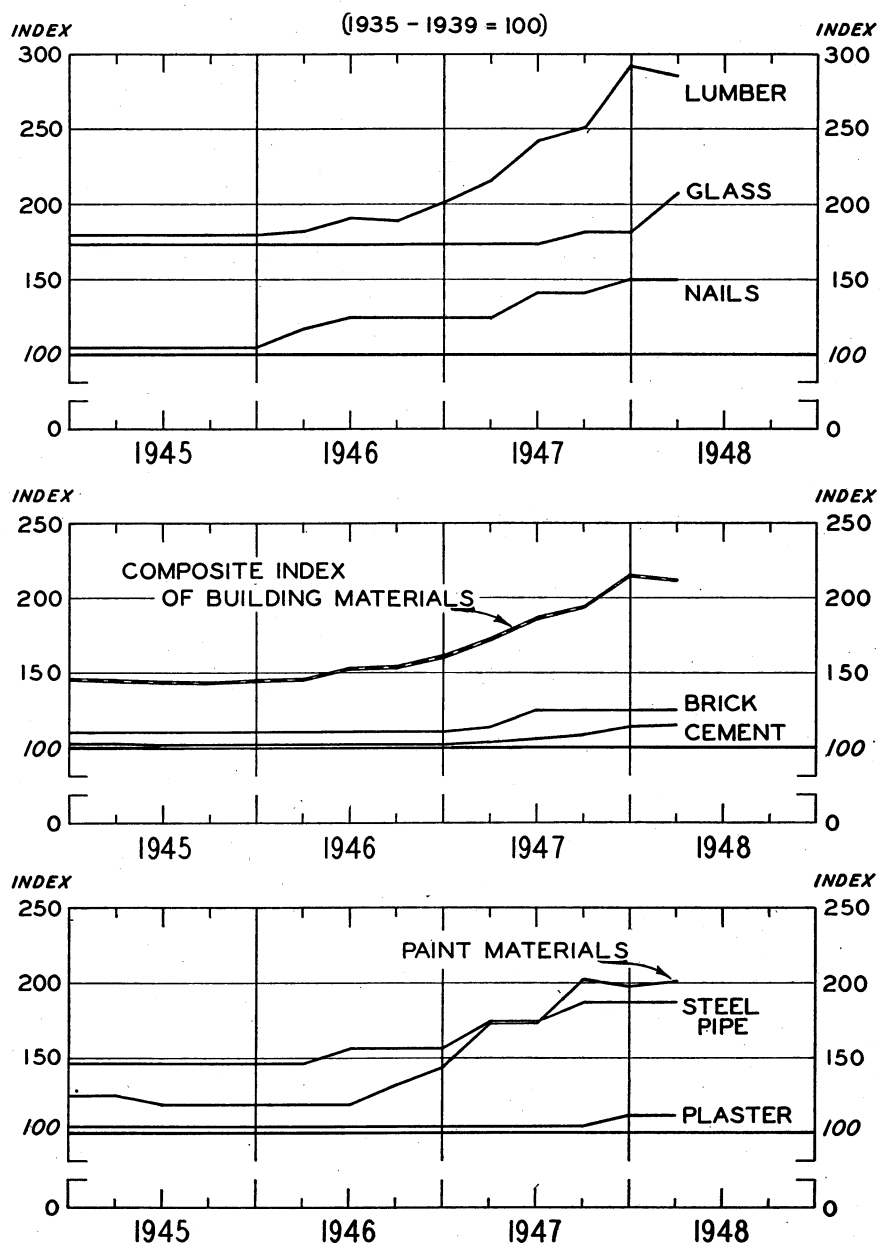
The index of employment in the building industry (i.e. excluding highway and engineering construction), based on reports from employers with 15 or more employees, stood at 307.1 at the beginning of April, 1948, as compared with 285.1 a year earlier, and 364.9 in December, 1947. The number of persons employed was reported as 84,222 in April of 1948, representing a gain of 10 per cent over the 76,642 reported in April, 1947, and a decline of 16 per cent from the end of 1947, when over 100,000 employees were reported. The average weekly earnings of these employees rose about 8 per cent from \$36.07 in April of 1947 to \$39.20 in the same month of this year. The gain was attributable chiefly to increase in wage rates. Hourly workers who constitute the bulk of the employees covered, earned an average of 99 cents per hour in April of 1948, as against 88 cents per hour in April, 1947. The average number of hours worked per week declined 3 per cent from 38.9 to 37.8 during the period. Hourly earnings since the end of 1947 changed little however, rising only 2 per cent from 97 cents to 99 cents (see also p. 20).

### *The Labour Market, 1st Quarter, 1948*

Associated with gains in employment in the building and construction industries from the first quarter of 1947 to 1948, were increases in unemployment. Unplaced applicants in construction trades, reported by local offices of the Unemployment Insurance Commission, numbered 20,568 at the end of April, 1948, as compared with only 17,645 at the same date last year. The percentage of trade union membership unemployed in the construction industry rose from 5 per cent in March of 1947 to 8.1 per cent in March of 1948. And the number of male workers in construction occupations establishing benefit years with the Unemployment Insurance Commission increased 98 per cent from 12,105 in the first quarter of 1947 to 23,986 in the corresponding period of 1948. Increased volume of construction activity is compatible with an increase in the number of both employed and unemployed partly because the movement of construction workers from one job to another involves of necessity some measure of unemployment but mainly owing to the fact that as the number of persons seeking employment in the construction industry increases, the incidence of unemployment may increase too. This is borne out by the developments in the first quarter of 1948.

FIGURE 3

# INDEXES OF BUILDING MATERIAL WHOLESALE PRICES 1945 - MARCH, 1948



ECONOMIC RESEARCH DIVISION, CENTRAL MORTGAGE AND HOUSING CORPORATION



### *Supply of Construction Workers*

Increases in the supply of Canada's skilled building mechanics depend on vocational and apprenticeship training and immigration.

Persons training for the building trades under the Dominion-Provincial training scheme inaugurated in 1944, numbered 6,899 at the end of March, 1948, representing a decline of 15 per cent from the number in training at March 31, 1947. Of the 6,899 trainees in March of 1948, 619 were in vocational schools for veterans and 6,280 were in apprenticeship training on the site. A year earlier the total number in training comprised 2,806 vocational trainees and 5,337 apprentices. During the past two years the number of trainees has depended heavily on the flow of veterans into vocational schools because the apprenticeship figures represent to a large extent veterans who have completed their vocational school courses. The rapid falling off of vocational training suggests that measures of assistance to veterans alone are becoming less fruitful now that the majority of ex-service men interested in the training scheme have taken advantage of it.

Immigration of construction workers into Canada jumped to 978 during the first quarter of 1948, more than 4 times the volume during the first quarter of 1947. Skilled building mechanics entering the country during the period numbered 676 with the remaining 302 classed as semi-skilled and unskilled construction workers.

### *Strikes in the Building Industry, 1st Quarter, 1948*

The loss of only 700 man-working days through strikes in the building industry during the first quarter of 1948 reflected the pattern characteristic of the period of lowest seasonal activity in the industry.

## SECTION 7.—BUILDING COSTS

(See Tables 38-40)

In the first quarter of 1948, the combined prices of labour and materials entering into house-construction declined slightly. They averaged .6 per cent lower in March, 1948, than in December, 1947. The overall decrease reflects a decline of 1.6 per cent in the composite index of building material wholesale prices, partially offset by a rise of .8 per cent in average hourly wage rates paid to building workers. It is not likely, however, that a decline of such small order would be reflected in cost reductions on the site of construction, in view of the fact that the combined index of materials and labour does not take account of two factors, builders' profits and labour efficiency, which also affect the level of costs on the site.

Despite the first quarter decline in 1948, the prices of building materials and labour during the period averaged some 8.4 per cent higher than during the full year, 1947, and were 18.3 per cent higher than in the first quarter of 1947.

### *Building Material Prices, January-March, 1948*

The composite index of building material wholesale prices, which stood at 215.2 in December, 1947, declined 1.6 per cent to 211.8 in March of this year, chiefly as a result of a 2 per cent drop in lumber prices (see Figure 3). Material

prices during the period averaged 12.6 per cent higher than in the full year, 1947, and 24 per cent above the level prevailing in the first quarter of 1947.

#### *Wage Rates in the Building Trades, January-March, 1948*

Hourly wage rates of building mechanics, as reported to the Industrial Relations Branch, Department of Labour, from 15 Canadian centres, showed little change during the first quarter of 1948 and averaged only .8 per cent higher at the end of March, 1948, than at December 31, 1947. Electricians and plumbers registered gains of 6 and 3 cents per hour respectively, while the other tradesmen covered in this review did not show increases in their average rates for Canada. The average rate<sup>(1)</sup> of \$1.19 per hour for all construction workers at March 31, 1948, represents a gain of 2.6 per cent over the \$1.16 taken as the 1947 average<sup>(2)</sup> and a rise of 10.2 per cent over the average rate in March, 1947.

#### *Rent and the Cost of Living, January-April, 1948*

The index of rentals was unchanged during the first four months of 1948. The index for April, however, at 119.9 was 2.7 per cent higher than the 1947 annual average and 5.7 per cent above the level for April, 1947. The cost of living as a whole rose 3.8 per cent during the first 4 months of 1948, reaching 151.6 in April as compared with 146.0 in December, 1947.

### SECTION 8.—BUILDING INDUSTRY

(See Tables 41-42)

#### *Bankruptcies in the Construction Industry and in All Industries, January-March, 1948*

In the present context of record building activity the incidence of commercial failure in the construction industry remains at a very low level. The number of assignments and receiving orders filed with the Superintendent of Bankruptcy in respect to the construction industry rose from 12 during the first three months of 1947 to 15 during the corresponding quarter of 1948. Commercial failures in all industries followed a similar course, increasing from 109 to 198 during the period. The average amount of liabilities per firm in the construction industry rose from about \$1,300 in the first quarter of 1947 to about \$2,900 in the same 1948 period.

#### *Common Stock Prices, Building Materials and Other Industries, January-March, 1948*

Common stock prices of sixteen building material companies averaged 3 per cent lower in April, 1948, than in December, 1947. Investors' demand increased for industrial stocks in general, the prices of which rose 3 per cent from 100.3 in December of 1947 to 103.7 in April, 1948. Compared with the situation one year ago common shares of building material companies in April of 1948 were selling at prices 4 per cent lower. The index of common stock prices for these establishments stood at 132.0 in April of this year as against 136.8 in April, 1947.

(1) Weighted average (see p. 80).

(2) See *Housing in Canada*, January, 1948, p. 22.

**PART II**  
**TABULAR MATERIAL\***

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\*Sources of tables shown in Part II together with explanatory notes will be found in Part III.

SECTION 1  
POPULATION TRENDS

TABLE 1.—REGISTRATIONS OF BIRTHS, DEATHS AND MARRIAGES  
IN CITIES, TOWNS AND VILLAGES  
WITH POPULATIONS OF 10,000 AND OVER, CANADA,  
1945 — MARCH, 1948.  
(In Thousands)

Period	Births	Deaths	Marriages
1945.....	137.6	59.2	57.9
1946			
1st Quarter.....	33.9	16.4	12.0
2nd Quarter.....	40.6	14.8	19.5
3rd Quarter.....	43.2	14.1	22.3
4th Quarter.....	43.4	15.4	17.4
Total, 1946.....	161.1	60.7	71.2
1947			
January.....	14.8	5.7	3.7
February.....	14.1	4.9	4.0
March.....	16.0	5.6	3.2
1st Quarter.....	44.9	16.2	10.9
April.....	15.4	5.5	4.8
May.....	16.3	5.6	5.6
June.....	15.3	5.0	9.1
2nd Quarter.....	47.0	16.1	19.5
July.....	15.8	4.8	7.6
August.....	15.0	4.7	6.5
September.....	14.4	4.9	7.2
3rd Quarter.....	45.2	14.4	21.3
October.....	14.7	5.3	6.4
November.....	14.1	5.2	5.1
December.....	13.3	5.7	4.6
4th Quarter.....	42.1	16.2	16.1
Total, 1947.....	179.2	62.9	67.8
1948			
January.....	14.4	6.1 <sup>(1)</sup>	3.4
February.....	12.9	5.5	3.3
March.....	14.5	5.7	3.2
1st Quarter.....	41.8	17.3	9.9

(1) Revised.

SECTION 2  
HOUSE-BUILDING ACTIVITY

TABLE 2.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND  
UNDER CONSTRUCTION, CANADA, 1945 — MARCH, 1948.

Type of Unit and Period	Starts	Completions	Under Construction at end of Period
<i>New Permanent and Temporary Housing and Conversions</i>			
1945	—(1)	48,599	—(1)
1946	—(1)	67,315	—(1)
1947	81,404(2)	79,359(3)	—(1)
<i>New Permanent Housing</i>			
1945	—(1)	42,617	—(1)
1946	—(1)	60,575	40,170
1947	74,391	72,346	42,215
1948			
January	1,675	3,736	40,154
February	1,894	3,778	38,270
March	3,109	4,055	37,529(4)
1st Quarter	6,678	11,569	—

- (1) Not available.  
(2) Estimated.  
(3) Revised.  
(4) Adjusted (see p. 73).

TABLE 3. — NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION  
IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA,  
1946 — MARCH, 1948.

Period	Starts					Completions					Under Construction (At End of Period)				
	Veterans' Projects by C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other	Total	Veterans' Projects by C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other	Total	Veterans' Projects by C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other	Total
1946 December	-	-	-	-	-	-	-	-	-	-	3,557	2,811	1,440	19,781	27,589
1947 1st Quarter	139	241	193	3,044	3,617	1,765	379	397	3,968	6,509	1,931	2,673	1,236	18,857	24,697
2nd Quarter	1,240	185	1,695	13,536	16,656	1,277	886	325	8,781	11,269	1,894	1,972	2,606	23,612	30,084
3rd Quarter	2,048	76	1,843	10,238	14,205	709	860	632	9,769	11,970	3,233	1,188	3,817	24,081	32,319
4th Quarter	1,720	-	1,357	8,272	11,349	722	885	1,146	11,952	14,705	4,119 <sup>(1)</sup>	303 <sup>(1)</sup>	3,949 <sup>(1)</sup>	21,139 <sup>(1)</sup>	29,510 <sup>(1)</sup>
Total, 1947	5,147	502	5,088	35,090	45,827	4,473	3,010	2,500	34,470	44,453	-	-	-	-	-
1948 January	136	-	185	978	1,299	450	189	414	2,132	3,185	3,805	114	3,720	19,985	27,624
February	50	-	132	1,282	1,464	600	70	404	1,834	2,908	3,255	44	3,448	19,433	26,180
March	189	1	450	1,760	2,400	567	45	417	2,167	3,196	2,877	-	3,481	19,023 <sup>(2)</sup>	25,381 <sup>(2)</sup>
1st Quarter	375	1	767	4,020	5,163	1,617	304	1,235	6,133	9,289	-	-	-	-	-

(1) Revised.

(2) Adjusted (see p. 74).

TABLE 4. — NEW RESIDENTIAL CONSTRUCTION,  
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — MARCH, 1948.

Period	Value of New Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Residential Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946						
1st Quarter	33.6	3.3	36.9	1,114	7,588	8,702
2nd Quarter	69.8	6.8	76.6	2,059	15,962	18,021
3rd Quarter	44.8	4.6	49.4	1,556	9,375	10,931
4th Quarter	34.5	3.2	37.7	1,545	6,098	7,643
Total, 1946	182.7	18.0	200.7	6,274	39,023	45,297
1947						
January	3.9	.7	4.6	155	789	944
February	6.5	.8	7.3	155	1,268	1,423
March	10.8	1.0	11.8	279	2,168	2,447
1st Quarter	21.2	2.5	23.7	589	4,225	4,814
April	18.8	1.6	20.4	390	3,931	4,321
May	19.6	2.4	22.0	432	4,125	4,557
June	17.6	2.0	19.6	337	3,624	3,961
2nd Quarter	55.9	6.0	61.9	1,159	11,680	12,839
July	16.1	1.8	17.9	397	3,374	3,771
August	16.0	1.5	17.5	258	3,463	3,721
September	16.5	1.4	17.9	389	3,354	3,743
3rd Quarter	48.6	4.6	53.2	1,044	10,191	11,235
October	18.5	1.3	19.8	838	3,562	4,400
November	9.8	.9	10.7	244	1,901	2,145
December	7.9	.7	8.6	93	1,691	1,784
4th Quarter	36.2	2.9	39.1	1,175	7,154	8,329
Total, 1947	161.9	16.0	177.9	3,967	33,250	37,217
1948						
January	4.8	.9	5.7	183	914	1,097
February	7.4	.9	8.4	377	1,362	1,739
March	16.9	1.6	18.5	908	2,713	3,621
1st Quarter	29.1	3.4	32.6	1,468	4,989	6,457

TABLE 5.— NEW RESIDENTIAL CONSTRUCTION,  
CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945 — APRIL, 1948.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Housing Units		
	Apartments	All Other Residential Dwellings	Total	Apartments <sup>(1)</sup>	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,091	48,344	49,435
1946						
1st Quarter	1.8	28.0	29.8	294	5,218	5,512
2nd Quarter	5.7	76.0	81.7	942	15,317	16,259
3rd Quarter	7.3	46.4	53.8	1,214	9,173	10,387
4th Quarter	4.2	43.5	47.7	690	8,454	9,144
Total, 1946	19.0	194.1	213.1	3,140	38,162	41,302
1947						
January	.2	4.9	5.1	31	928	959
February	1.0	6.5	7.4	148	1,237	1,385
March	.2	6.3	6.5	30	1,257	1,287
1st Quarter	1.4	17.6	19.0	209	3,422	3,631
April	1.4	14.2	15.6	213	2,880	3,093
May	1.1	21.0	22.0	155	4,028	4,183
June	1.5	22.1	23.6	219	4,607	4,826
2nd Quarter	4.0	57.3	61.2	587	11,515	12,102
July	.5	17.4	17.9	73	3,517	3,590
August	1.3	24.0	25.3	178	4,768	4,946
September	1.0	21.4	22.5	144	4,498	4,642
3rd Quarter	2.8	62.8	65.7	395	12,783	13,178
October	1.1	16.5	17.7	150	3,556	3,706
November	1.9	18.3	20.2	244	3,063	3,307
December	.8	12.5	13.4	106	2,119	2,225
4th Quarter	3.8	47.3	51.3	500	8,738	9,238
Total, 1947	12.0	185.0	197.2	1,691	36,458	38,149
1948						
January	.8	14.1	15.0	109	2,264	2,373
February	1.1	14.0	15.1	136	2,130	2,266
March	3.2	17.3	20.5	414	3,166	3,580
1st Quarter	5.1	45.4	50.6	659	7,560	8,219
April	1.9	31.3	33.2	245	5,286	5,531

(1) Estimated (see p. 74).



## SECTION 3

## PUBLICLY-ASSISTED HOUSE-BUILDING

TABLE 6.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING  
UNITS FINANCED, CANADA, FEBRUARY, 1945 — APRIL, 1948.<sup>(1)</sup>

Period	Number of Loans <sup>(2)</sup>	Number of Housing Units <sup>(2)</sup>	Amount of Loans <sup>(2)</sup> (\$'000)
1945			
Sub-total, Jan. 1 — Dec. 31, 1945 <sup>(3)</sup> .....	5,163	5,716	23,907
Sub-total, Feb. 1 — Dec. 31, 1945.....	5,142	5,695	23,832
1946			
1st Quarter.....	882	974	4,234
2nd Quarter.....	3,212	5,324	25,467
3rd Quarter.....	2,410	4,223	20,315
4th Quarter.....	1,924	2,506	11,614
Sub-total.....	8,428	13,027	61,631
1947			
January.....	95	167	741
February.....	233	307	1,433
March.....	390	414	1,940
1st Quarter.....	718	888	4,114
April.....	733	885	4,229
May.....	1,760	1,912	9,243
June.....	1,626	1,845	9,001
2nd Quarter.....	4,119	4,642	22,473
July.....	1,110	1,440	6,822
August.....	618	732	3,426
September.....	1,158	1,426	7,100
3rd Quarter.....	2,886	3,598	17,348
October.....	934	1,251	6,173
November.....	830	1,001	4,945
December.....	1,062	1,354	6,657
4th Quarter.....	2,826	3,606	17,775
Sub-total.....	10,549	12,734	61,709
1948			
January.....	506 <sup>(4)</sup>	540	2,602 <sup>(4)</sup>
February.....	531	628	3,006
March.....	929	1,341	6,445
1st Quarter.....	1,966	2,509	12,053
April <sup>(5)</sup> .....	1,446	1,767	9,203
Total, Feb. 1, 1945 — Apr. 30, 1948.....	27,532	35,732	168,428

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, Ottawa, October, 1946, p. 29.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Totals include approvals during January, 1945, under the National Housing Act, 1938.

(4) Revised. Excludes one loan of \$42,500 approved for commercial buildings.

(5) Preliminary.

TABLE 7.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN,  
CANADA, FIRST QUARTERS, 1947 AND 1948.

Type of Loan	First Quarter, 1947				First Quarter, 1948			
	Number of Loans	Number of Housing Units	Amount (\$000)	Average Loan per Housing Unit \$	Number of Loans	Number of Housing Units	Amount (\$000)	Average Loan per Housing Unit \$
<i>Housing for Home-Ownership</i>								
Loans to home-owners	221	221	1,040	4,704	385	389	1,921	4,938
Loans to builders for sale:								
Integrated housing	317 <sup>(1)</sup>	317 <sup>(1)</sup>	1,617 <sup>(1)</sup>	5,100 <sup>(1)</sup>	1,017 <sup>(2)</sup>	1,246	6,004	4,819
Other	164	164	738	4,497	504	543	2,784	5,127
Sub-total	702 <sup>(1)</sup>	702 <sup>(1)</sup>	3,394 <sup>(1)</sup>	4,835 <sup>(1)</sup>	1,906	2,178	10,709	4,917
<i>Housing for Rental Purposes</i>								
Loans to owners of rental property								
Primary industries	3	107	422 <sup>(1)</sup>	3,942 <sup>(1)</sup>	—	—	—	—
Other	13	79	298	3,769	58	323	1,310	4,056
Loans to builders for sale	—	—	—	—	2	8	34	4,250
Sub-total	16	186	719 <sup>(1)</sup>	3,868 <sup>(1)</sup>	60	331	1,344	4,060
Total Gross Loans	718 <sup>(1)</sup>	888 <sup>(1)</sup>	4,113 <sup>(1)</sup>	4,632 <sup>(1)</sup>	1,966	2,509	12,053	4,805

(1) Revised.

(2) Includes a number of loans on duplexes, part of which may be for rent.

TABLE 8.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,(1)  
ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,  
AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA,  
FIRST QUARTERS, 1947 AND 1948.

Type of Housing Unit	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Average Estimated Costs				Average			
				Land \$	Con- struction \$	Other \$	Total \$	Lending Value \$	Loan \$	Finished Floor Area Sq. Ft.	Con- struction Cost per Sq. Ft. \$
1947—First Quarter											
Single 1-Storey	415	415	1,863	519	5,761	88	6,368	5,376	4,488	873	6.64
Single 1½-Storey	168	168	835	483	6,494	134	7,111	6,084	4,968	1,081	5.79
Single 2-Storey	117	117	681	610	7,934	169	8,713	7,285	5,819	1,364	5.92
Semi-Detached	4	4	24	434	8,799	—	9,233	7,600	5,925	1,234	7.11
Duplex	2	4	18	488	6,306	31	6,825	5,700	4,535	1,274	5.13
Double Duplex	3	8	30	237	5,799	414	6,450	4,825	3,750	915	6.14
Row House	1	5	14	60	5,100	40	5,200	3,600	2,800	838	6.09
Apartment	5	60	228	454	5,329	376	6,159	4,823	3,793	644	5.90
Total	715	781	3,692	513	6,226	134	6,873	5,768	4,727	978	6.31
1948—First Quarter											
Single 1-Storey	982	982	4,541	472	5,889	94	6,455	5,416	4,624	832	7.08
Single 1½-Storey	447	447	2,623	561	7,033	156	7,750	6,928	5,869	993	6.43
Single 2-Storey	167	170	1,079	650	8,433	172	9,255	7,947	6,349	1,287	6.55
Semi-Detached	75	122	502	443	5,349	134	5,926	5,163	4,118	813	6.58
Duplex	14	28	119	380	6,225	139	6,744	5,398	4,248	893	6.97
Triplex	7	21	81	355	5,882	61	6,298	4,976	3,871	986	5.97
Double Duplex	69	148	656	379	5,892	248	6,519	5,563	4,430	906	6.50
Row House	185	386	1,620	263	5,233	110	5,606	5,222	4,197	902	5.80
Apartment	20	205	832	371	5,583	366	6,320	5,184	4,056	866	6.43
Total	1,966	2,509	12,053	451	6,117	146	6,714	5,800	4,804	911	6.61

(1) Excluding loan approvals under Sections 9 and 9A.

TABLE 9. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,  
APRIL, 1946 — MARCH, 1948.

Period	Number of Loans	Number of New Housing Units	Amount  \$	Average Loan per New Housing Unit  \$
1946				
2nd Quarter	4	7	10,900	1,557
3rd Quarter	15	29	47,415	1,635
4th Quarter	6	12	18,000	1,500
Sub-total	25	48	76,315	1,590
1947				
January	1	2	3,750	1,875
February	0	—	—	—
March	2	3	6,000	2,000
1st Quarter	3	5	9,750	1,950
April	1	1	2,000	2,000
May	2	3	5,975	1,992
June	1	3	5,000	1,667
2nd Quarter	4	7	12,975	1,854
July	0	—	—	—
August	2	2	3,400 <sup>(1)</sup>	1,700 <sup>(1)</sup>
September	0	—	—	—
3rd Quarter	2	2	3,400 <sup>(1)</sup>	1,700 <sup>(1)</sup>
October	0	—	—	—
November	2	2	5,900	2,950
December	1	1	1,750	1,750
4th Quarter	3	3	7,650	2,550
Sub-total	12	17	33,775 <sup>(1)</sup>	1,986 <sup>(1)</sup>
1948				
January	0	—	—	—
February	1	1	1,000	1,000
March	0	—	—	—
1st Quarter	1	1	1,000	1,000
Total, April, 1946— March, 1948	38	66	111,090	1,683

(1) Revised.

TABLE 10. — OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS,  
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND FINANCIAL ASSISTANCE GRANTS, CANADA,  
DECEMBER 19, 1944 — MARCH, 1948.

Period	Construction of Shelter Units									Financial Assistance Grants (\$000)		
	Municipal Projects			University Projects			Total Projects			Municipal Projects	University Projects	Total
	Number of Active Projects	Housing Units Completed	Housing Units under Construction <sup>(1)</sup>	Number of Active Projects	Housing Units Completed	Housing Units under Construction <sup>(1)</sup>	Number of Active Projects	Housing Units Completed	Housing Units under Construction <sup>(1)</sup>			
1945 <sup>(2)</sup>	39	1,051	360	1	0	88	40	1,051	448	—	—	—
1946	98	3,797	1,244	22	845	217	120	4,642	1,461	1,327	725	2,052
1947												
1st Quarter	24	940	782	3	186	143	27	1,126	925	432	104	536
2nd Quarter	15	815	644	3	165	101	18	980	745	328	106	434
3rd Quarter	12	429	854	6	114	176	18	543	1,030	609	124	733
4th Quarter	21	916	540	3	186	8	24	1,102	548	324	16	340
Sub-total	—	3,100	—	—	651	—	—	3,751	—	1,694	350	2,044
1948												
1st Quarter	16	447	301	1	8	—	17	455	301	368	—	368
Total, Dec. 19, 1944— March, 1948	—	8,395	—	—	1,504	—	—	9,899	—	3,389	1,075	4,464

(1) At end of period.

(2) Covers period December 19, 1944 — December 31, 1945.

TABLE 11.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup>  
COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA,  
APRIL, 1941 — MARCH, 1948.

Period	Completed Construction			Actual Expenditure (\$000)			
	Number			Housing	Supple- mentary Buildings	Land, Improve- ments and Other Outlay	Total
	Projects	Housing Units	Supple- mentary Buildings				
1941 — 1945 <sup>(2)</sup>	88	18,774	247	60,941	13,779	16,671	91,392
1946							
1st Quarter	6	1,333	2	9,824	28	412	10,264
2nd Quarter	19	2,267	0	5,235	2	216	5,453
3rd Quarter	21	1,550	2	9,447	15	820	10,282
4th Quarter	17	1,847	5	9,808	2	731	10,541
Sub-total	63	6,997	9	34,314	47	2,179	36,540
1947							
January	5	682	0	369	0	60	429
February	9	758	0	1,496	5	74	1,575
March	7	615	4	3,607	1	191	3,799
1st Quarter	21	2,055	4	5,472	6	325	5,803
April	13	525	0	444	0	95	539
May	14	656	2	986	1	155	1,142
June	7	473	0	1,989	6	160	2,155
2nd Quarter	34	1,654	2	3,419	7	410	3,836
July	7	341	2	2,245	1	172	2,418
August	8	273	0	2,559	1	149	2,709
September	3	276	0	2,741	1	205	2,947
3rd Quarter	18	890	2	7,545	3	526	8,074
October	5	201	0	3,466	0	212	3,678
November	5	235	1	3,246	5	227	3,478
December	5	386	0	3,553	0	193	3,746
4th Quarter	15	822	1	10,265	5	632	10,902
Sub-total	88	5,421	9	26,701	21	1,893	28,615
1948							
January	—	508	—	3,823	—	198	4,021
February	7	731	—	3,333	2	239	3,573
March	7	726	—	5,535	3	355	5,893
1st Quarter	14	1,965	—	12,691	5	792	13,487
Total, April, 1941— March, 1948 <sup>(3)</sup>	253	33,157	265	134,647	13,852	21,535	170,034

(1) Operations during 1941-46 conducted by Wartime Housing Limited.

(2) Covers period April 1, 1941 to December 31, 1945.

(3) Number of municipalities in which projects have been completed as at March 31, 1948 total 125.

TABLE 12.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup>  
CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA,  
1945 — APRIL, 1948.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Housing Units	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—January.....	76	3,896	6
February.....	74	3,342	6
March.....	72	2,873	6
April.....	60	3,040	6
May.....	61	3,317	5
June.....	61	3,451	6
July.....	67	4,191	5
August.....	83	5,602	5
September.....	87	6,332	7
October.....	100	6,795	8
November.....	97	6,744	7
December.....	98	6,486	7
1948—January.....	98	6,145	7
February.....	100	5,609	8
March.....	105	4,698	8
April.....	82 <sup>(2)</sup>	3,912	7

(1) Operations during 1945-46 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at April 30, total 63.

TABLE 13. — VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,  
HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION,  
CANADA, MARCH AND DECEMBER, 1947, MARCH, 1948.

Item	Stage of Construction Yet to be Completed	Number of Housing Units		
		Mar., 1947	Dec., 1947	Mar., 1948
1.	Excavation .....	594	1,132	975
2.	Foundation .....	746	1,442	1,253
3.	Water and sewer under building....	1,166	1,964	1,726
4.	Framing .....	1,460	2,268	1,416
5.	Doors, frames and window sash....	1,934	3,327	1,659
6.	Chimneys .....	1,836	3,262	1,764
7.	Roofs shingled .....	2,022	3,420	1,666
8.	Plumbing roughed in .....	2,432	3,824	1,780
9.	Wiring roughed in .....	2,652	4,130	2,017
10.	Insulation .....	2,696	4,528	2,318
11.	Wall and ceiling board and taping..	3,285	4,955	2,612
12.	Finished flooring laid .....	3,368	4,854	2,533
13.	Exterior finish, including siding and trim .....	2,569	4,268	2,306
14.	Porches .....	2,155	3,510	2,167
15.	Interior trim .....	3,792	5,583	2,997
16.	Interior painting .....	4,333	6,188	4,062
17.	Hardware .....	4,254	6,138	3,851
18.	Plumbing fixtures .....	4,393	6,220	3,815
19.	Electrical work complete .....	4,393	6,351	4,137
20.	Exterior painting .....	4,580	8,005	6,401
21.	Water and sewer to main .....	2,787	3,925	3,085
22.	Electrical services connected .....	4,529	5,973	4,374
23.	Final inspection .....	4,660	6,486	4,698



TABLE 14. — OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,  
NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED,  
BY TYPE OF PROJECT, CANADA,  
SEPTEMBER 23, 1943 — MARCH, 1948.

Type of Project	Number of Applications for Assistance Approved	Amount of Appropriations and Applications for Assistance Approved (\$000)			
		New Construction		Land and Existing Buildings	Total
		Housing	Repair and other Services		
1. Small Holdings, Sub-division Projects, Sept. 23, 1943—Dec. 31, 1947	—	18,082	3,414	1,449	22,945
1948—January	—	— 68	478	— 24	386
February	—	—129	4	16	—109
March	—	156	18	— 1	173
1st Quarter	—	— 41	500	— 9	450
Sub-total	—(1)	18,041	3,914	1,440	23,395
2. Small Holdings, Individual Projects, Sept. 23, 1943—Dec. 31, 1947	15,027	25,499	3,212	43,360	72,071
1948—January	150	326	107	604	1,037
February	149	401	55	532	988
March	217	377	39	727	1,143
1st Quarter	516	1,104	201	1,863	3,168
Sub-total	15,543	26,603	3,413	45,223	75,239
3. Full-Time Farming, Sept. 23, 1943—Dec. 31, 1947	16,589	1,498	3,855	60,902	66,255
1948—January	231	— 6	58	917	969
February	105	4	43	304	351
March	89	8	41	305	354
1st Quarter	425	6	142	1,526	1,674
Sub-total	17,014	1,504	3,997	62,428	67,929
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Dec. 31, 1947	2,544	1,283	1,979	942	4,204
1948—January	59	29	57	30	116
February	45	24	34	25	83
March	43	25	60	15	100
1st Quarter	147	78	151	70	299
Sub-total	2,691	1,361	2,130	1,012	4,503
5. All Projects, Sept. 23, 1943—Dec. 31, 1947	34,160	46,362	12,460	106,653	165,475
1948—January	440	281	700	1,527	2,508
February	299	300	136	877	1,313
March	349	566	158	1,046	1,770
1st Quarter	1,088	1,147	994	3,450	5,591
Total, Sept. 23, 1943—Mar. 31, 1948	35,248	47,509	13,454	110,103	171,066

(1) Appropriations have been made for 219 projects representing 2,673 housing units during the period.

TABLE 15. — OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,  
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE  
BY TYPE OF PROJECT, CANADA,  
SEPTEMBER 23, 1943 — MARCH, 1948.

Type of Project	Construction		Expenditure (\$000)		
	Housing Units Completed	Housing Units under Construc- tion	New Construction	Land and Existing Buildings	Total
			Housing Units Completed, Current Con- struction, Repairs and Other Services		
1. Small Holdings, Sub-Division Projects, Sept. 23, 1943—Dec. 31, 1947	2,669	4	20,743	1,449	22,192
1948—January	4	—	399	—24	375
February	—	—	60	16	76
March	—	—	155	—1	154
1st Quarter	4	—	614	—9	605
Sub-total	2,673	—	21,357	1,440	22,797
2. Small Holdings, Individual Projects, Sept. 23, 1943—Dec. 31, 1947	1,425	1,686	13,737	40,865	54,602
1948—January	179	1,516	793	637	1,430
February	97	1,440	663	492	1,155
March	334	1,135	646	844	1,490
1st Quarter	610	—	2,102	1,973	4,075
Sub-total	2,035	—	15,839	42,838	58,677(1)
3. Full-time Farming, Sept. 23, 1943—Dec. 31, 1947	218	320	2,559	56,463	59,022
1948—January	3	320	112	1,313	1,425
February	7	323	87	1,028	1,115
March	18	320	78	915	993
1st Quarter	28	—	277	3,256	3,533
Sub-total	246	—	2,836	59,719	62,555(1)
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Dec. 31, 1947	195(2)	240(2)	1,448	592	2,040
1948—January	17(2)	231(2)	69	16	85
February	28(2)	239(2)	72	29	101
March	10(2)	237(2)	62	14	76
1st Quarter	55(2)	—	203	59	262
Sub-total	250(2)	—	1,651	651	2,302
5. All Projects, Sept. 23, 1943—Dec. 31, 1947	4,507	2,250	38,487	99,369	137,856
1948—January	203	2,067	1,373	1,942	3,315
February	132	2,002	882	1,565	2,447
March	362	1,692	941	1,772	2,713
1st Quarter	697	—	3,196	5,279	8,475
Total, Sept. 23, 1943— Mar. 31, 1948	5,204	—	41,683	104,648	146,331

(1) In addition to the amounts shown for Small Holdings, Individual Projects and for Full-Time Farming there were expenditures for mortgage loans under Section 13 of The Veterans' Land Act. For land and existing improvements these amounted to \$270,471 at the end of December, 1947, \$9,943 during January, \$6,297 during February and \$13,666 during March, 1948; and for permanent improvements they amounted to \$93,424 at the end of December, 1947, \$6,944 during January, \$3,907 during February, and \$8,965 during March, 1948.

(2) Does not include housing units completed or under construction on Indian reservations, data for which are not presently available.

TABLE 16.— ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING,  
NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA,  
1947 — MARCH, 1948.(1)

Type of Unit	Starts			Completions			Under Construction at End of Period			Construction Expenditures (\$000)		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099	522	522	1,043
1948 1st Quarter	203	146	349	14	98	112	712	624	1,336(2)	1,015	243	1,258
Total, Jan., 1947— March, 1948	684	970	1,654	32	536	568	—	—	—	1,537	765	2,301

(1) Includes housing units built for employees of the Defence Research Board.

(2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.

TABLE 17. — LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,  
MAY, 1929 — MARCH, 1948.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans <sup>(1)</sup>	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	(2) —	(2) —	(2) —	(2) —	(2) —	(2) —	26,832	54,694
1945 <sup>(3)</sup>	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947								
January	2	3	0	0	59	173	59	176
February	1	0	1	0	48	133	48	133
March	1	1	0	0	23	57	23	58
1st Quarter	4	4	1	0	130	363	130	367
April	0	0	0	0	27	73	27	73
May	1	2	2	2	38	105	38	109
June	12	15	1	0	126	335	126	350
2nd Quarter	13	17	3	2	191	513	191	532
July	12	8	8	2	190	485	192	495
August	3	2	14	5	141	260	111	268
September	11	14	5	2	149	381	150	397
3rd Quarter	26	24	27	10	450	1,227	453	1,160
October	7	6	4	1	138	334	138	341
November	4	3	8	3	206	556	207	563
December	3	4	6	2	107	298	108	304
4th Quarter	14	13	18	6	451	1,189	453	1,207
Sub-total	57	58	49	18	1,222	3,191	1,227	3,267
1948								
January	4	3	13	4	142	373	143	380
February	1	2	3	2	64	172	64	176
March	1	1	2	1	27	75	27	77
1st Quarter	6	6	18	7	233	620	234	633
Total, May 1, 1929— Mar. 31, 1948	—	—	—	—	—	—	30,406	64,010

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 18.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,  
CANADA, MARCH, 1945 — MARCH, 1948.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945(1)	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947								
January	13	12	13	9	768	591	794	612
February	26	36	10	7	776	581	812	624
March	50	60	33	24	1,456	1,068	1,539	1,152
1st Quarter	89	108	56	40	3,000	2,240	3,145	2,388
April	49	66	36	32	2,345	1,634	2,430	1,732
May	47	66	48	34	2,224	1,552	2,319	1,652
June	69	84	77	53	2,091	1,556	2,237	1,693
2nd Quarter	165	216	161	119	6,660	4,742	6,986	5,077
July	46	46	73	49	2,217	1,756	2,336	1,851
August	24	34	43	37	3,067	2,924	3,134	2,994
September	14	24	25	18	1,832	1,796	1,871	1,838
3rd Quarter	84	104	141	104	7,116	6,476	7,341	6,683
October	17	22	36	27	1,782	1,533	1,835	1,583
November	16	20	37	29	1,570	1,396	1,623	1,445
December	16	19	17	14	1,098	960	1,131	992
4th Quarter	49	61	90	70	4,450	3,889	4,589	4,020
Sub-total	387	488	448	333	21,226	17,347	22,061	18,168
1948								
January	12	21	22	17	1,151	1,083	1,185	1,121
February	17	27	14	14	1,121	1,050	1,152	1,091
March	27	30	21	14	1,894	1,678	1,942	1,722
1st Quarter	56	78	57	45	4,166	3,811	4,279	3,934
Total, March, 1945 —March, 1948	1,050	1,233	1,102	760	41,529	33,371	43,681	35,364

(1) Covers period March 1 — December 31.

TABLE 19. — NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED,  
BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945 — APRIL, 1948.

Period	Veterans' Land Act, 1942	Veteran's Projects by C.M.H.C.	Housing Enterprises of Canada, Limited	Integrated Housing Projects	P.B.-1046	Rental Housing Projects	Armed <sup>(1)</sup> Service Married Quarters	Pre-fabricated Houses	Miscellaneous		Total
									New	Conversion	
1945 <sup>(2)</sup>	2,657	6,923	—	—	—	—	—	1,000	238	—	10,818
1946	1,703	5,210	3,315	3,238	7,216	—	—	1,035	1,245	2,826	25,788
1947											
1st Quarter	239	342	—	317	2,161	—	—	1,050 <sup>(3)</sup>	440	233	4,782 <sup>(3)</sup>
2nd Quarter	391	2,053	—	3,023	2,543	184	—	—	462	953	9,609
3rd Quarter	268	4,281	17	1,154	3,266	128	568	—	111	749	10,542
4th Quarter	315	606 <sup>(3)</sup>	—	1,254	1,162	230	244	446 <sup>(3)</sup>	207	512	4,976 <sup>(3)</sup>
Sub-total	1,213	7,282 <sup>(3)</sup>	17	5,748	9,132	542	812	1,496 <sup>(3)</sup>	1,220	2,447	29,909 <sup>(3)</sup>
1948											
January	39	120	—	211	169	19	105	160	140	—	963
February	31	195	—	280	189	27	245	100	—	—	1,067
March	48	205	—	689	145	18	19	203	108	—	1,435
1st Quarter	118	520	—	1,180	503	64	369	463	248	—	3,465
April	71	956	—	814	226	117	235	50	—	124	2,593
Total, Aug. 23, 1945 —April, 1948	5,762	20,891	3,332	10,980	17,077	723	1,416	4,044	2,951	5,397	72,573

(1) Covers housing units built for members of the permanent armed forces and for employees of the Defence Research Board.

(2) Covers period August 23 — December 31.

(3) Revised.

TABLE 20. — APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA,  
JUNE, 1947 — APRIL, 1948.

Period	Number of Projects	Number of Housing Units	Total Estimated Cost  (\$000)	Average Estimated Costs Per Housing Unit				Average			
				Land  \$	Con- struction  \$	Equipment and Other  \$	Total  \$	Floor Area per Housing Unit Sq. Ft.	Con- struction Costs per Sq. Ft. \$	Number of Rooms per Housing Unit	Monthly Rent per Housing Unit \$
1947											
June	3	40	248	463	5,475	250	6,188	868	6.30	4.2	63.50
July	4	136	1,166	100	6,522	1,953	8,575	1,050	6.21	5.2	41.84
August	1	10	45	250	3,962	310	4,522	800	4.95	3.8	61.00
September	3	22	143	384	6,130	—	6,514	1,077	5.69	5.1	66.02
3rd Quarter	8	168	1,355	146	6,318	1,600	8,064	1,039	6.08	5.1	46.15
October	3	77	553	286	6,896	—	7,182	979	7.05	5.1	81.56
November	14	85	388	135	4,431	—	4,566	871	5.08	4.0	57.76
December	—	—	—	—	—	—	—	—	—	—	—
4th Quarter	17	162	941	207	5,602	—	5,809	922	6.07	4.5	69.07
Total, 1947	28	370	2,543	207	5,914	753	6,874	969	6.10	4.7	58.06
1948											
January	11	79	473	500	5,175	316	5,991	917	5.64	4.5	69.04
February	—	—	—	—	—	—	—	—	—	—	—
March	2	12	85	175	6,617	291	7,083	953	6.94	5.1	61.67
1st Quarter	13	91	558	457	5,365	313	6,135	922	5.82	4.6	68.07
April	9	113	825	178	6,782	340	7,300	987	6.87	4.7	49.08

SECTION 4  
REAL ESTATE LENDING

TABLE 21. — GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,  
BY TYPE OF LOAN, CANADA, 1947 — MARCH, 1948.

Period	Non-Farm — Residential Real Estate						Non-Farm — Other Real Estate				Farms		Total	
	New Construction			Existing Property			New Construction		Existing Property					
	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1947														
January	775	1,229	4,684	1,115	1,918	4,680	85	2,673	88	2,545	66	275	2,129	14,857
February	788	1,108	4,218	1,200	1,906	4,631	68	2,161	95	2,291	65	322	2,216	13,622
March	1,194	1,720	6,518	1,561	2,404	6,358	72	1,624	142	3,216	107	516	3,076	18,232
1st Quarter	2,757	4,057	15,420	3,876	6,228	15,669	225	6,458	325	8,052	238	1,113	7,421	46,711
2nd Quarter	5,757	7,393	31,228	5,829	9,205	23,635	284	7,670	395	12,427	417	1,786	12,682	76,746
3rd Quarter	5,626	7,177	30,130	5,673	8,471	21,762	263	6,944	336	6,725	343	1,379	12,241	66,937
4th Quarter	5,463	6,955	29,366	5,310	7,962	21,109	282	6,181	424	8,680	562	2,404	12,041	67,739
Sub-total	19,603	25,582 <sup>(1)</sup>	106,143	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385	258,134
1948														
January	1,295	1,572	6,791	1,251	2,319	5,516	77	2,234	129	2,347	95	365	2,848	17,253
February <sup>(2)</sup>	1,249	1,771	7,294	1,529	2,392	6,031	92	4,345	155	4,470	90	437	3,115	22,577
March <sup>(2)</sup>	1,540	2,111	9,568	1,727	2,575	6,605	93	3,321	173	4,619	104	463	3,637	24,576
1st Quarter <sup>(2)</sup>	4,084	5,454	23,654	4,507	7,286	18,152	262	9,900	457	11,436	289	1,264	9,599	64,406

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 22 because in two instances one loan covered several single dwellings (see footnotes 1 and 2, page 44, and footnotes 3 and 4, page 45, of Table 22).

(2) Preliminary.



TABLE 22. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — MARCH, 1948.

Period	Life Insurance Companies					Trust Companies					Loan Companies				
	Single Units		Multiple Units			Single Units		Multiple Units			Single Units		Multiple Units		
	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)
1947															
January	519	2,361	50	334	926	53	145	2	9	12	112	399	21	165	685
February	519	2,363	33	257	802	66	232	11	28	38	117	346	21	75	207
March	835	4,008	50	495	1,179	59	220	28	68	199	190	697	19	45	92
1st Quarter	1,873	8,732	133	1,086	2,907	178	597	41	105	249	419	1,442	61	285	984
2nd Quarter	4,418	20,667	309	1,639	6,125	194	666	16	76	77	692	2,697	76	270	572
3rd Quarter	4,197 <sup>(1)</sup>	19,966	390	1,675	5,767	230	719	25	69	193	635	2,334	70	240	625
4th Quarter	3,848 <sup>(2)</sup>	18,291	466	1,652	5,543	244	924	41	137	289	721	3,190	75	221	555
Sub-total	14,336	67,657	1,298	6,052	20,443	846	2,907	123	387	808	2,467	9,664	282	1,016	2,736
1948															
January	960	4,482	91	314	1,067	85	393	6	14	21	120	488	20	58	153
February <sup>(3)</sup>	829	3,721	169	560	2,278	87	368	9	72	193	107	344	16	49	147
March <sup>(3)</sup>	1,182	5,942	145	624	2,350	36	102	8	25	58	131	617	17	55	95
1st Quarter	2,971	14,145	405	1,498	5,695	208	863	23	111	272	358	1,448	53	162	394

- (1) In this quarter one loan was approved for 2 units.  
(2) In this quarter one loan was approved for 21 units.  
(3) Preliminary.

TABLE 22. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — MARCH, 1948. — *Continued.*

Period	Fraternal Societies(1)					Fire Insurance Companies					All Lending Institutions(2)				
	Single Units		Multiple Units			Single Units		Multiple Units			Single Units		Multiple Units		
	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)
1947															
January	9	58	8	22	90	—	—	1	6	8	693	2,963	82	536	1,721
February	8	62	13	38	167	—	—	—	—	—	710	3,003	78	398	1,214
March	4	15	9	24	108	—	—	—	—	—	1,088	4,940	106	632	1,578
1st Quarter	21	135	30	84	365	—	—	1	6	8	2,491	10,906	266	1,566	4,513
2nd Quarter	13	77	34	82	302	—	—	5	9	43	5,317	24,107	440	2,076	7,119
3rd Quarter	39	181	33	77	272	2	30	5	12	44	5,103(3)	23,230	523	2,073	6,901
4th Quarter	29	128	37	77	305	—	—	2	6	42	4,842(4)	22,533	621	2,093	6,834
Sub-total	102	519	134	320	1,242	2	30	13	33	137	17,753	80,776	1,850	7,808	25,366
1948															
January	4	15	9	17	173	—	—	—	—	—	1,169	5,377	127	413	1,413
February(5)	13	71	17	46	130	—	—	2	8	43	1,036	4,503	213	735	2,792
March(5) (5)	7	51	13	43	299	—	—	1	8	55	1,356	6,712	184	755	2,856
1st Quarter	24	136	39	106	602	—	—	3	16	98	3,561	16,593	523	1,893	7,061

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 21.

(3) In this quarter one loan was approved for 2 single units.

(4) In this quarter one loan was approved for 21 single units.

(5) Preliminary.

SECTION 5  
BUILDING MATERIALS  
TABLE 23. — VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — MARCH, 1948.  
(In Units Specified)

Period	Cement	Clay Products			Lumber and Lumber Products		Builders' <sup>(2)</sup> Hardware
		Building Brick <sup>(1)</sup>	Flue Linings	Vitrified Sewer Pipe	Sawn Lumber	Wood Fibre Insulating Board	
	Millions Barrels of 350 lbs.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Millions of Ft. B.M.	Millions of Sq. Ft. $\frac{1}{4}$ " B.	(\$000)
1945	7.8	190.9	—(3)	—(3)	4,514.2	164.7	4,328.5
1946							
1st Quarter	2.1	42.7	245.7	579.2	1,130.4(4)	35.3	966.2
2nd Quarter	2.8	66.7	264.5	782.1	1,201.7(4)	38.0	870.4
3rd Quarter	3.1	87.6	195.9	904.1	1,702.9(4)	42.7	892.9
4th Quarter	2.7	77.4	234.0	790.5	1,048.9(4)	45.8	937.4
Total, 1946	10.7	274.4	940.1	3,055.9	5,083.3(4)	161.8	3,666.9
1947							
January	.9	18.1	93.9	241.5	352.8(5)	15.8	353.2
February	.7	17.2	77.6	261.7	380.4(5)	14.5	338.9
March	.9	18.7	98.7	287.7	395.3(5)	15.1	377.6
1st Quarter	2.5	54.0	270.2	790.9	1,128.5(5)	45.4	1,069.7
April	.9	19.6	74.5	259.6	367.3(5)	16.2	487.2
May	.9	25.0	105.1	351.1	448.6(5)	17.0	441.7
June	1.1	28.8	74.2	334.2	577.2(5)	17.2	389.9
2nd Quarter	2.9	73.4	253.8	944.9	1,393.1(5)	50.4	1,318.8
July	1.1	30.4	54.2	379.2	647.2(5)	18.0	400.4
August	1.1	27.0	75.3	366.5	610.5(5)	18.0	266.0
September	1.2	28.0	85.1	385.3	553.7(5)	18.2	340.9
3rd Quarter	3.4	85.4	214.6	1,131.0	1,811.4(5)	54.2	1,007.3
October	1.2	30.3	99.6	351.5	463.4(5)	19.2	389.4
November	1.1	25.0	82.6	387.5	291.3(5)	16.2	324.7
December	1.1	24.1	104.2	353.4	258.2(5)	17.8	380.4
4th Quarter	3.4	79.4	286.4	1,092.4	1,012.9(5)	53.2	1,094.5
Total, 1947	12.1	292.2	1,025.0	3,959.1	5,345.9(5)	203.1	4,490.4
1948							
January	1.0	18.2	73.9	306.7	341.2(5)	16.8	382.3
February	1.0	18.1	95.5	369.8	380.3(5)	15.3	427.6
March	1.1	19.9	126.9	468.0	409.7(5)	17.8	492.6
1st Quarter	3.1	56.2	296.3	1,144.5	1,131.2(5)	49.9	1,302.6

- (1) Estimates (see p. 76).  
(2) Factory sales.  
(3) Not available.  
(4) Revised.  
(5) Estimated.

TABLE 23. — VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — MARCH, 1948. — *Continued.*  
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	(1) Asphalt Shingles	Asphalt Rolls
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Squares
1945	35.2	13.6	7,179.1	128.8	57.2	1,432.2	2,386.7
1946							
1st Quarter	10.6	2.7	2,039.2	29.3	18.1	402.6	628.0
2nd Quarter	10.9	3.1	2,111.8	36.7	35.0	455.1	762.9
3rd Quarter	10.6	2.0	1,781.8	28.2	11.8	535.7	778.2
4th Quarter	13.4	3.3	1,990.1	37.6	13.4	589.2	861.0(2)
Total, 1946	45.5	11.1	7,922.9	131.8	78.3	1,982.6	3,030.1(2)
1947							
January	4.3(3)	1.2	803.9	12.6	5.2	158.9	274.8
February	4.3(3)	1.6	751.0	15.1	5.3	168.5	287.0
March	4.4(3)	1.5	792.5	12.4	5.6	178.3	371.0
1st Quarter	13.0(3)	4.3	2,347.4	40.1	16.1	505.8	932.8
April	7.0(3)	1.4	776.9	14.7	5.0	197.3	312.2
May	4.8(3)	1.4	814.2	13.5	7.8	189.5	312.8
June	4.1(3)	1.2	684.5	14.1	6.7	170.9	264.6
2nd Quarter	15.9(3)	4.0	2,275.6	42.3	19.5	557.7	889.6
July	3.8(3)	.9	607.5	11.8	8.3	164.4	251.1
August	3.9(3)	1.3	571.4	9.8	5.3	158.0	242.0
September	3.9(3)	1.4	760.3	13.5	5.3	193.6	250.2
3rd Quarter	11.5(3)	3.6	1,939.2	35.1	18.9	516.0	743.3
October	5.5(3)	1.5	862.2	18.7	10.1	208.4	317.7
November	5.5(3)	1.6	815.3	14.7	5.6	165.0	293.5
December	5.1(3)	1.6	755.0	12.8	4.3	132.6	235.4
4th Quarter	16.1(3)	4.7	2,432.5	46.2	20.0	506.0	846.6
Total, 1947	56.5(3)	16.7	8,994.8	163.7	74.4	2,085.6	3,412.4
1948							
January	4.5(3)	1.7	787.1	20.7	6.0	164.6	224.5
February	4.0(3)	1.5	774.8	15.0	6.4	165.5	230.8
March	3.8(3)	1.5	841.3	18.1	6.9	171.6	275.6
1st Quarter	12.3(3)	4.7	2,403.2	53.8	19.3	501.7	730.9

- (1) Includes siding.  
(2) Revised.  
(3) Estimated.

TABLE 23. — VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — MARCH, 1948.— *Continued.*  
(In Units Specified)

Period	Iron and Steel Products			Rock Wool Batts	Sanitary Ware		
	Cast-Iron Soil Pipe and Fittings	Steel Pipe and Fittings	Wire Nails and Spikes		Bath Tubs	Sinks	Wash Basins
	Thousands of Tons	Thousands of Tons	Thousands of Tons		Thousands of Units	Thousands of Units	Thousands of Units
1945	18.5	139.3	70.0	34.4	56.3 <sup>(1)</sup>	— <sup>(2)</sup>	— <sup>(2)</sup>
1946							
1st Quarter	6.4	30.0	17.5	10.3 <sup>(3)</sup>	14.2	27.1	21.0
2nd Quarter	6.2	23.7	18.8	11.4 <sup>(3)</sup>	13.1	27.6	20.0
3rd Quarter	5.3	18.8	7.8	15.8 <sup>(3)</sup>	13.0	21.0	17.4
4th Quarter	6.6	28.7	14.8	17.3 <sup>(3)</sup>	17.6	28.0	20.2
Total, 1946	24.5	101.2	58.9	54.8 <sup>(3)</sup>	57.9	103.7	78.6
1947							
January	2.5	8.1	6.3	7.2	6.0	11.8	7.6
February	2.7	9.2	6.0	6.8	6.0	8.7	7.4
March	2.9	7.1	6.5	7.0	6.5	11.6	7.9
1st Quarter	8.1	24.4	18.8	21.0	18.5	32.1	22.9
April	2.9	10.8	6.6	7.4	7.6	11.2	7.1
May	2.9	8.6	6.7	7.1	7.4	11.3	8.2
June	2.4	6.1	6.2	6.5	6.8	10.3	7.8
2nd Quarter	8.2	25.5	19.5	21.0	21.8	32.8	23.1
July	2.4	7.4	5.6	5.5	5.4	6.7	5.8
August	2.2	4.9	5.8	5.7	7.0	6.3	5.9
September	2.6	8.8	6.9	7.0	7.3	8.9	7.8
3rd Quarter	7.2	21.1	18.3	18.2	19.7	21.9	19.5
October	3.0	9.4	7.4	6.9	7.8	9.3	9.7
November	2.9	8.2	6.7	7.3	6.3	12.8	8.7
December	3.2	4.1	6.6	8.2	7.0	11.7	7.9
4th Quarter	9.1	21.7	20.7	22.4	21.1	33.8	26.3
Total, 1947	32.6	92.6	77.4	82.8	81.1	120.7	91.7
1948							
January	3.2	11.5	6.9	5.9	7.2	10.5	8.8
February	3.3	9.2	5.7	4.8	8.5	11.6	7.9
March	3.7	10.1	7.2	4.5	9.0	12.8	9.4
1st Quarter	10.3	30.8	19.8	15.2	24.7	35.0	26.1

(1) Estimated (see p. 77).

(2) Not available.

(3) Revised.

TABLE 23. — VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — MARCH, 1948.— *Continued.*  
(In Units Specified)

Period	Electrical Fixtures				Gypsum Products		
	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster
	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1945	—(1)	—(1)	—(1)	—(1)	134.0	59.9	67.1
1946							
1st Quarter	611.9	402.6	1,258.6	11.4	43.9(2)	17.3(2)	17.9(2)
2nd Quarter	575.5	484.9	1,124.2	10.0	51.7(2)	17.5(2)	23.4(2)
3rd Quarter	232.5	185.4	362.8	9.4	50.4(2)	19.6(2)	22.3(2)
4th Quarter	388.8	319.9	526.7	14.6	57.0(2)	20.5(2)	24.4(2)
Total, 1946	1,808.7	1,392.8	3,272.3	45.4	203.0(2)	74.9(2)	88.0(2)
1947							
January	166.4	70.9	418.9(3)	6.3	16.8	7.5	9.0
February	163.6	229.3	311.0(3)	5.1	15.1	8.1	9.7
March	165.1	75.4	430.0(3)	5.9	18.6	8.8	10.6
1st Quarter	495.1	375.6	1,159.9(3)	17.3	50.5	24.4	29.3
April	194.0	234.7	451.3(3)	5.4	18.2	8.9	9.7
May	246.1	135.9	505.3(3)	6.8	18.2	11.6	12.8
June	240.4	225.2	391.5(3)	5.2	16.1	10.3	11.2
2nd Quarter	680.5	595.8	1,348.1(3)	17.4	52.5	30.8	33.7
July	138.4	121.4	485.5(3)	5.0	16.2	6.8	10.4
August	158.7	247.9	446.4(3)	5.6	18.2	8.2	12.4
September	191.9	180.4	529.7(3)	5.8	17.0	10.7	12.3
3rd Quarter	489.0	549.7	1,461.6(3)	16.4	51.4	25.7	35.1
October	262.0	155.9	639.5(3)	5.4	19.6	10.7	12.3
November	223.6	229.2	569.8(3)	5.1	20.7	10.9	14.0
December	194.3	214.9	615.6(3)	5.5	19.3	9.7	10.5
4th Quarter	679.9	600.0	1,824.9(3)	16.0	59.6	31.3	36.8
Total, 1947	2,344.6	2,121.2	5,794.5(3)	67.0	214.1	112.2	134.8
1948							
January	174.2	150.4	725.7	6.2	18.8	9.7	10.2
February	271.8	200.2	673.2	6.2	21.4	9.0	10.3
March	347.1	208.4	867.9	7.3	21.5	10.6	12.3
1st Quarter	793.0	559.0	2,266.7	19.8	61.7	29.3	32.8

(1) Not available.

(2) Revised.

(3) Estimates (see p. 77).

TABLE 24. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1947 — MARCH, 1948.  
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe and Fittings		Wire Nails and Spikes	
	Millions of Barrels of 350 lbs.		Millions of Bricks		Thousands of Feet		Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947												
January	.4	.9	18.7	17.0	97.1	19.7	1.7	.7	9.3	12.5	6.1	3.3
February	.4	1.2	16.9	16.7	70.1	27.5	2.3	1.6	10.3	10.9	6.1	3.7
March	.8	1.3	19.3	15.4	103.5	22.8	2.9	1.6	9.7	8.3	6.6	3.6
April	1.1	1.2	19.1	15.4	70.4	26.9	2.8	1.6	9.4	9.6	6.9	3.3
May	1.3	.8	23.2	16.3	88.4	26.0	2.9	1.5	8.8	9.4	6.4	3.6
June	1.3	.6	23.8	20.0	74.6	25.6	2.4	1.5	8.2	7.3	7.7	2.2
July	1.3	.4	29.5	22.0	64.5	15.8	2.2	1.4	7.3	7.4	6.2	1.6
August	1.2	.4	25.1	23.1	79.7	23.1	2.1	1.5	6.0	6.3	5.4	2.0
September	1.2	.3	30.0	23.4	91.1	17.4	2.5	1.5	8.0	6.9	6.0	2.9
October	1.3	.2	29.1	21.9	104.4	12.5	3.0	1.7	9.5	6.6	8.2	2.0
November	1.0	.2	24.2	11.7	79.2	15.9	2.6	1.4	9.0	6.0	6.5	2.2
December	.6	.7	26.6	23.0	96.5	27.7	3.0	1.6	5.6	4.2	4.4	4.4
1948												
January	.5	1.2	16.1	21.4	75.9	24.2	3.3	1.5	6.8	8.9	7.3	4.0
February	.6	1.6	16.3	22.6	90.0	29.7	3.2	1.2	8.9	9.2	6.5	2.3
March	1.1	1.6	21.1	20.9	123.0	33.6	3.9	1.7	8.9	10.4	8.0	2.2

TABLE 24. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1947 — MARCH, 1948.— *Continued.*  
(In Units Specified)

Period	Bath Tubs		Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Rock Wool Batts	
	Thousands of Units		Thousands of Units		Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Sq. Ft.	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947												
January	5.8	1.3	11.8	5.1	17.1	1.5	7.5	.7	8.9	.6	7.1	.5
February	6.8	1.3	8.8	5.3	14.8	1.9	8.0	.8	9.7	.6	6.9	.4
March	6.8	1.3	12.8	4.2	18.4	2.0	8.7	.9	10.7	.6	6.9	.5
April	7.4	1.8	11.1	4.3	18.0	2.1	9.3	.6	9.7	.5	7.4	.4
May	7.6	1.3	12.0	3.5	18.7	1.6	11.4	.8	12.7	.6	7.0	.6
June	6.1	2.0	8.9	5.2	16.1	1.6	10.0	1.0	11.1	.7	6.5	.5
July	5.2	2.2	5.7	6.8	16.2	1.6	6.7	1.2	10.5	.6	5.5	.5
August	7.0	2.1	7.2	3.0	17.6	2.2	8.9	.5	12.4	.5	5.9	.5
September	7.5	1.9	10.2	5.2	17.4	1.9	10.0	1.1	12.2	.6	6.9	.6
October	7.6	2.1	9.6	4.6	20.0	1.4	11.2	.6	12.5	.5	6.7	.5
November	6.5	2.0	12.7	4.4	20.5	1.7	10.5	1.0	13.7	.8	7.6	.4
December	7.5	1.5	11.3	4.8	20.0	1.2	10.0	.6	10.7	.5	8.0	.6
1948												
January	7.0	1.0	11.1	4.8	18.7	1.3	10.6	.8	10.0	.8	5.7	.8
February	8.5	.9	10.6	5.5	20.8	1.9	8.5	1.2	10.3	.8	5.1	.6
March	8.8	1.2	12.3	5.9	21.7	1.7	11.2	.6	12.4	.7	4.4	.6



TABLE 24 — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1947 — MARCH, 1948. — *Continued.*  
(In Units Specified)

Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947												
January	167.6	17.6	328.1	33.2	6.2	1.1	.9	0(1)	12.6	.1	5.3	.5
February	157.4	20.9	363.6	27.8	5.4	.7	1.5	0(1)	15.0	0(1)	4.7	1.0
March	157.4	21.1	363.6	27.8	6.1	.5	1.5	0(1)	12.5	.2	6.3	.4
April	197.9	15.2	365.0	19.6	5.6	.2	1.4	0(1)	14.9	0(1)	4.9	.5
May	235.4	27.2	408.7	19.8	6.5	.4	1.4	0(1)	13.2	.3	6.8	1.4
June	238.1	29.5	276.4	56.2	5.2	.4	1.2	0(1)	14.1	.3	5.7	2.3
July	156.7	13.6	422.6	21.6	5.0	.4	.9	0(1)	11.0	0(1)	8.4	2.3
August	143.2	29.2	343.8	34.6	4.6	.3	1.3	0(1)	9.6	.2	5.5	2.0
September	207.7	13.3	413.7	44.3	5.8	.3	1.4	0(1)	14.5	.2	5.7	1.6
October	244.1	31.3	502.2	53.3	5.2	.4	1.5	0(1)	17.9	0(1)	9.5	2.1
November	243.8	11.0	482.8	25.8	5.2	.3	1.6	0(1)	14.3	.2	4.4	3.4
December	179.2	26.2	442.0	76.0	5.0	.8	1.6	0(1)	12.7	.3	3.3	3.9
1948												
January	183.6	16.8	544.4	298.2	6.6	.5	1.7	0(1)	20.4	.3	6.5	3.4
February	269.1	19.5	843.8	127.7	6.2	.6	1.5	0(1)	15.1	.2	4.4	5.9
March	330.3	36.3	914.4	81.1	7.2	.7	1.4	1	18.2	0(1)	5.1	7.6

(1) Indicates less than 50 units.

TABLE 25.— MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA,  
1945 — MARCH, 1948.  
(In thousands of tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	5,517.3	3,923.4	415.6	280.4	857.3	53.1	11,047.0
1946							
1st Quarter	1,155.6	451.0	102.7	65.6	93.4	9.6	1,877.9
2nd Quarter	1,250.6	1,220.7	130.0	91.7	426.1	15.1	3,134.1
3rd Quarter	1,834.3	1,693.6	117.8	110.3	377.4	19.0	4,152.3
4th Quarter	1,629.0	1,351.5	122.2	100.6	263.1	14.6	3,481.0
Total, 1946	5,869.4	4,716.7	472.6	368.2	1,160.0	58.4	12,645.3
1947							
January	401.9	188.3	40.5	27.6	41.8	2.9	702.9
February	394.2	168.5	34.4	24.7	42.8	3.4	668.0
March	578.8	207.6	47.2	35.2	80.5	5.0	954.3
1st Quarter	1,374.9	564.4	122.0	87.6	165.1	11.3	2,325.3
April	465.3	327.7	48.1	34.1	131.4	6.2	1,012.7
May	489.3	492.5	48.3	40.0	137.8	7.4	1,215.4
June	567.3	621.9	43.6	38.3	129.2	8.1	1,408.4
2nd Quarter	1,521.9	1,442.1	140.1	112.4	398.3	21.7	3,636.5
July	673.0	810.4	47.1	38.7	122.4	7.4	1,699.0
August	634.1	716.0	44.8	39.6	124.4	6.8	1,565.6
September	617.4	735.8	52.9	41.0	116.8	8.0	1,572.0
3rd Quarter	1,924.6	2,262.2	144.8	119.3	363.5	22.2	4,836.6
October	642.9	775.3	49.6	39.2	120.9	8.3	1,636.1
November	582.0	489.7	47.1	35.0	102.7	5.5	1,262.1
December	602.0	266.8	48.8	35.3	78.3	4.1	1,035.4
4th Quarter	1,826.9	1,531.8	145.5	109.5	301.9	17.9	3,933.6
Total, 1947	6,648.3	5,800.5	552.4	428.7	1,228.9	73.1	14,731.8
1948							
January	453.8	180.5	41.5	25.4	57.1	4.1	762.3
February	490.7	181.3	43.2	22.3	74.6	4.2	816.3
March	—	—	—	—	—	—	1,066.0 <sup>(1)</sup>
1st Quarter	—	—	—	—	—	—	2,644.6 <sup>(1)</sup>

(1) Preliminary estimate (see p. 77). Detailed data not available as yet.

TABLE 26. — VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — MARCH, 1948.  
(In Units Specified)

Period	Glass	Rock Wool	Gypsum Plaster	Wallboard Building Board	Paints, Pigments and Varnishes
	Millions of Sq. Ft.	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft. ½" Basis	(\$000)
1945	39.8	4.5	2.9	12.1	8,662
1946					
1st Quarter	7.7	1.9	.7	3.4	2,488
2nd Quarter	9.1	1.6	.9	4.6	2,704
3rd Quarter	11.8	1.1	1.5	5.0	1,868
4th Quarter	15.1	1.3	4.5	5.7	2,376
Total, 1946	43.7	5.9	7.6	18.7	9,437
1947					
January	5.2	.5	1.2	3.4	926
February	3.7	.3	1.2	3.9	922
March	5.8	.6	1.1	4.8	1,042
1st Quarter	14.7	1.4	3.5	12.1	2,890
April	5.6	.3	.6	3.8	1,204
May	7.4	.3	1.0	3.6	1,182
June	4.9	.1	1.1	2.9	1,011
2nd Quarter	17.9	.7	2.7	10.3	3,398
July	7.0(1)	.2	1.1	3.1	1,306
August	5.6	.3	.9	2.8	1,031
September	5.9	.4	.5	2.6	1,504
3rd Quarter	18.5(1)	.9	2.5	8.5	3,841
October	6.6	.5	.6	3.7	1,098
November	7.0	.5	.6	3.6	1,201
December	5.5	.3	.2	1.7	1,013
4th Quarter	19.1	1.3	1.4	9.0	3,312
Total, 1947	70.2	4.3	10.1	39.9	13,442
1948					
January	7.6	.4	.4	.9	1,121
February	6.3	.3	.3	.8	2,387
March	7.8	.5	.2	1.6	1,365
1st Quarter	21.7	1.2	.9	3.3	4,873

TABLE 27. — VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — MARCH, 1948.  
(In Units Specified)

Period	Lumber	Building Brick	Wire Nails and Spikes	Pulp and Fibre Wallboard	Paints, Pigments and Varnishes
	Millions of Ft. B.M.	Millions of Bricks	Tons	Millions of Sq. Ft. ½" Basis	(\$000)
1945	2,000.5	3.7	813.6	45.3	3,973
1946					
1st Quarter	426.3	.5	383.6	7.0	830
2nd Quarter	389.0	2.3	369.3	4.5	958
3rd Quarter	564.2	2.1	515.4	12.8	1,183
4th Quarter	703.8	1.2	2.2	11.8	1,436
Total, 1946	2,083.3	6.1	1,270.5	36.1	4,407
1947					
January	180.4	.4	0	3.8	529
February	205.3	.1	2.7	3.2	366
March	234.7	.1	3.9	1.7	573
1st Quarter	620.4	.6	6.6	8.7	1,468
April	207.1	.1	1.4	3.0	471
May	168.7	.4	4.5	8.3	774
June	194.0	.3	.3	5.3	1,008
2nd Quarter	569.8	.8	6.2	16.6	2,253
July	210.5	.4	2.7	5.3	519
August	227.7	.5	2.2	4.3	592
September	259.3	.4	4.3	4.2	561
3rd Quarter	697.5	1.3	9.2	13.8	1,672
October	317.0	.5	2.6	3.8	767
November	236.2	.6	7.3	4.5	614
December	294.1	.4	0	3.7	572
4th Quarter	847.3	1.5	9.9	12.0	1,953
Total, 1947	2,735.0	4.2	31.9	51.1	7,346
1948					
January	216.5	.3	19.1	2.3	476
February	197.4	.1	114.8	2.5	408
March	197.0	.1	43.1	1.4	635
1st Quarter	610.9	.5	177.0	6.2	1,519

TABLE 28.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING  
MATERIAL INDUSTRIES, CANADA, (1) 1946 — MARCH, 1948.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946—January	76,350	2,171	28.43
February	78,597	2,498	31.78
March	79,750	2,598	32.58
April	81,241	2,603	32.04
May	83,229	2,614	31.41
June	73,881	2,262	30.62
July	86,579	2,765	31.94
August	90,445	2,942	32.53
September	91,693	2,984	32.54
October	90,185	3,002	33.29
November	89,921	3,009	33.46
December	88,559	2,998	33.85
Annual Average	84,203	2,704	32.11
1947—January	87,901	2,710	30.83
February	90,008	3,135	34.83
March	90,805	3,238	35.66
April	91,758	3,275	35.69
May	92,998	3,339	35.90
June	97,905	3,525	36.00
July	102,440	3,658	35.71
August	105,132	3,852	36.64
September	106,048	3,894	36.72
October	103,516	3,921	37.88
November	103,760	3,978	38.34
December	101,174	3,939	38.93
Annual Average	97,787	3,539	36.19
1948—January	98,127	3,449	35.15
February	99,988	3,915	39.15
March	100,701	4,023	39.95

(1) As reported by employers with 15 or more employees.

SECTION 6.  
BUILDING LABOUR

TABLE 29. — EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945 — FEBRUARY, 1948.<sup>(1)</sup>  
(In Thousands)

Week Ending	Persons Employed		Persons Unemployed	
	Construction Industry	All Industries	Construction Industry	All Industries
1945—November 17	184	4,326	13	172
1946—February 23	154	4,312	21	213
June 1	241	4,702	8	126
August 31	267	4,860	9	117
November 9	244	4,733	13	115
1947—March 1	187	4,565	21	141
May 31	254	4,821	8	91
August 16	283	5,008	8	73
November 8	284	4,847	12	87
1948—February 21	219	4,669	33	156

(1) Estimates (see p. 78).

TABLE 30. — EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND  
INDEXES OF EMPLOYMENT IN THE BUILDING AND ALL INDUSTRIES, CANADA,<sup>(1)</sup>  
1945 — APRIL, 1948.

Period	Building Industry			Indexes of Employment 1935-1939 = 100	
	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	All Industries
1945					
Annual Average	44,932	1,533	34.03	173.7	161.3
1946					
Annual Average	65,386	2,230	33.97	248.6	159.5
1947—January	71,688	2,222	30.99	268.1	166.7
February	72,362	2,583	35.69	269.7	166.4
March	73,800	2,730	36.99	274.6	166.1
April	76,642	2,765	36.07	285.1	166.4
May	79,900	2,995	37.48	297.0	165.4
June	85,588	3,174	37.08	317.6	169.9
July	91,040	3,367	36.98	338.3	174.5
August	97,692	3,755	38.44	358.2	177.4
September	101,173	3,907	38.61	370.0	177.9
October	103,050	4,095	39.73	376.3	179.4
November	104,529	4,205	40.23	381.8	182.2
December	100,021	4,063	40.62	364.9	183.8
Annual Average	88,124	3,322	37.41	325.1	173.1 <sup>(2)</sup>
1948—January	89,706 <sup>(2)</sup>	3,139 <sup>(2)</sup>	35.00 <sup>(2)</sup>	327.0 <sup>(2)</sup>	178.4
February	85,344	3,523	41.28	311.3	174.3
March	82,758	3,489	42.16	301.8	174.0
April <sup>(3)</sup>	84,222	3,302	39.20	307.1	171.8

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

TABLE 31. — NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL  
NUMBERS OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND  
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,<sup>(1)</sup>  
1945 — APRIL, 1948.

Period	Number of Hourly <sup>(2)</sup> Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945					
Annual Average	33,770	40.4	1,364	80.9	32.68
1946					
Annual Average	52,899	38.7	2,057	83.4	32.28
1947—January	57,613	32.8	1,888	86.2	28.31
February	58,394	38.9	2,270	87.6	34.08
March	60,545	40.1	2,427	88.2	35.37
April	62,639	38.9	2,436	88.1	34.27
May	65,896	39.7	2,618	89.3	35.45
June	70,463	39.1	2,755	90.9	35.54
July	75,277	38.8	2,917	90.7	35.19
August	81,058	40.5	3,285	91.4	37.02
September	84,176	40.0	3,364	92.9	37.16
October	86,146	40.5	3,485	94.8	38.39
November	87,608	40.7	3,565	95.8	38.99
December	83,040	41.1	3,396	96.5	39.66
Annual Average	72,738	39.2	2,867	90.0 <sup>(3)</sup>	35.28 <sup>(3)</sup>
1948—January <sup>(3)</sup>	73,546	33.8	2,485	96.6	32.65
February	70,878	40.1	2,845	99.3	39.82
March	68,650	41.2	2,825	99.2	40.87
April <sup>(4)</sup>	69,035	37.8	2,608	98.9	37.38

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour (see p. 78).

(3) Revised.

(4) Preliminary.



TABLE 32. — UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,  
CANADA, MARCH, 1945 — APRIL, 1948.

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1945																		
March	338	283	2,546	3,430	1,121	872	158	59	638	480	476	361	5,277	5,485	3,364	1,025	8,641	6,510
1946																		
March	689	254	1,682	9,497	641	3,357	162	92	237	1,806	370	1,137	3,781	16,143	1,696	2,786	5,477	18,929
June	949	120	3,334	3,073	839	809	218	56	270	1,027	592	512	6,202	5,597	3,074	2,125	9,276	7,722
September	850	114	3,168	1,963	373	885	189	37	365	739	489	288	5,434	4,026	4,125	1,728	9,559	5,754
December	783	222	847	4,970	59	3,369	159	81	295	926	172	712	2,315	10,280	1,288	1,865	3,603	12,145
1947																		
January	631	352	530	8,173	104	4,080	134	104	222	1,098	155	984	1,776	14,791	597	2,602	2,373	17,393
February	631	352	758	8,952	127	3,489	161	80	220	700	102	1,251	1,999	14,824	1,016	9,285	3,015	24,109
March	804	299	1,142	7,971	230	2,760	212	72	243	686	176	1,064	2,807	12,852	1,642	8,666	4,449	21,518
April	735	242	1,615	6,313	349	1,872	135	50	238	717	367	854	3,439	10,048	3,370	7,597	6,809	17,645
May	659	121	2,322	3,317	663	851	190	24	309	555	459	466	4,602	5,334	6,619	4,540	11,221	9,874
June	674	90	2,864	1,912	578	547	139	32	383	397	511	299	5,149	3,277	6,342	3,964	11,491	7,241
July	650	56	3,152	1,362	507	537	148	12	349	344	503	257	5,309	2,568	5,660	2,769	10,969	5,337
August	687	49	3,068	1,147	404	556	170	19	463	280	514	244	5,306	2,295	7,892	2,578	13,198	4,873
September	567	54	3,236	1,195	253	675	246	5	582	245	499	241	5,383	2,415	9,853	2,289	15,236	4,704
October	614	64	2,916	1,345	180	1,041	233	10	499	232	414	251	4,856	2,943	6,966	2,642	11,822	5,585
November	482	110	1,101	2,810	112	1,873	201	21	379	319	226	458	2,501	5,591	2,460	4,096	4,961	9,687
December	336	293	431	6,654	45	2,946	127	53	324	521	132	947	1,395	11,414	614	7,263	2,009	18,677
1948																		
January	289	459	305	11,026	40	3,661	96	100	407	691	63	1,296	1,200	17,233	337	9,929	1,537	27,162
February	288	572	466	13,455	129	3,529	122	90	255	725	61	1,454	1,321	19,825	501	11,094	1,822	30,919
March	282	533	552	12,254	182	2,606	128	101	205	796	155	1,328	1,504	17,618	863	10,746	2,367	28,364
April	399	311	1,074	8,585	430	1,482	208	83	262	744	252	1,020	2,625	12,225	2,293	8,343	4,918	20,568

TABLE 33. — UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION  
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, (1)  
1945 — MARCH, 1948.

Period	Bricklayers, Masons and Plasterers	Carpenters and Joiners	Painters, Decorators and Paperhangers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers
1945							
Annual Average	3.1	1.5	1.3	2.7	1.6	1.6	1.8
1946							
March	3.9	3.2	.3	3.1	8.6	2.4	3.1
June	.6	1.0	0	.5	.7	1.5	.8
September	3.2	.4	.5	.1	2.5	1.0	.8
December	2.2	3.6	7.7	.4	1.1	1.8	2.6
Annual Average	2.5	2.1	2.1	1.0	3.2	1.7	1.8
1947							
March	2.4	8.9	2.6	1.0	1.0	3.4	5.0
June	1.0	.3	.2	.1	1.1	.4	.4
September	.4	.7	.1	.1	.1	1.8	.8
December	2.0	9.5	7.2	.4	0	5.2	6.5
Annual Average	1.5	4.9	2.5	.4	.6	2.7	3.2
1948							
March	1.8	12.8	1.5	1.2	.4	12.4	8.1

(1) For coverage, see p. 78.

TABLE 34. — NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND  
ESTABLISHING BENEFIT YEARS, CANADA,  
1945 — MARCH, 1948.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers <sup>(1)</sup>	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946								
1st Quarter	220	6,922	2,181	100	925	1,199	661	12,208
2nd Quarter	22	1,259	341	10	390	557	129	2,708
3rd Quarter	22	753	576	7	217	440	136	2,151
4th Quarter	52	2,880	2,520	33	272	486	323	6,566
Total, 1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947								
January	83	3,376	1,192	37	231	233	351	5,503
February	73	2,474	667	23	230	222	208	3,897
March	50	1,726	373	14	237	203	102	2,705
1st Quarter	206	7,576	2,232	74	698	658	661	12,105
April	13	856	242	8	170	198	51	1,538
May	11	463	153	5	127	125	56	940
June	3	278	75	6	89	99	48	598
2nd Quarter	27	1,597	470	19	386	422	155	3,076
July	7	198	85	1	69	116	20	496
August	5	146	81	5	57	82	26	402
September	10	202	147	4	56	100	21	540
3rd Quarter	22	546	313	10	182	298	67	1,438
October	9	325	381	4	51	131	33	934
November	22	907	798	14	98	171	126	2,136
December	81	2,116	1,013	31	233	204	258	3,936
4th Quarter	112	3,348	2,192	49	382	506	417	7,006
Total, 1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948								
January	343 <sup>(2)</sup>	6,299 <sup>(2)</sup>	1,852 <sup>(2)</sup>	108 <sup>(2)</sup>	362 <sup>(2)</sup>	328 <sup>(2)</sup>	1,016 <sup>(2)</sup>	10,308
February	293	5,223	1,083	61	387	356	781	8,184
March	218	3,407	613	64	437	294	461	5,494
1st Quarter	854	14,929	3,548	233	1,186	978	2,258	23,986

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

(2) Estimated (see p. 79).

TABLE 35.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,  
BY NUMBER IN TRAINING, CANADA, 1946 — 1948.<sup>(1)</sup>

Trade and Type of Training	1946		1947				1948
	Mar. 31	Dec. 31	Mar. 31	June 30	Sept. 30	Dec. 31	Mar. 31
Bricklaying							
Vocational	129	386	460	255	129	133	151
Apprenticeship	77	263	463	547	612	677	682
Total	206	649	923	802	741	810	833
Carpentry							
Vocational	729	1,103	919	371	226	177	194
Apprenticeship	291	1,021	1,302	1,421	1,499	1,566	1,550
Total	1,020	2,124	2,221	1,792	1,725	1,743	1,744
Painting and Decorating							
Vocational	133	206	157	78	22	16	13
Apprenticeship	67	443	323	315	318	323	261
Total	200	649	480	393	340	339	274
Plastering							
Vocational	48	34	57	29	4	7	10
Apprenticeship	36	129	182	185	213	237	263
Total	84	163	239	214	217	244	273
Plumbing and Steam Fitting							
Vocational	303	410	351	185	87	71	63
Apprenticeship	395	1,097	1,297	1,396	1,519	1,601	1,580
Total	698	1,507	1,648	1,581	1,606	1,672	1,647
Electrical							
Vocational	706	834	740	323	239	215	168
Apprenticeship	470	1,017	1,212	1,275	1,334	1,373	1,428
Total	1,176	1,851	1,952	1,598	1,573	1,588	1,596
Sheet Metal							
Vocational	238	131	122	50	14	20	20
Apprenticeship	193	409	558	571	599	636	616
Total	431	540	680	621	613	656	636
All Trades							
Vocational	2,286	3,104	2,806	1,291	721	639	619
Apprenticeship	1,529	4,379	5,337	5,710	6,094	6,413	6,280
Total	3,815	7,483	8,143	7,001	6,815	7,052	6,899

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 36. — IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1945 — MARCH, 1948.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947										
January	2	25	12	0	5	11	1	56	10	66
February	5	16	10	1	4	25	4	65	7	72
March	4	37	7	2	9	18	4	81	11	92
1st Quarter	11	78	29	3	18	54	9	202	28	230
April	5	60	15	3	7	13	2	105	3	108
May	7	59	16	4	10	40	9	145	12	157
June	6	62	10	0	11	35	2	126	17	143
2nd Quarter	18	181	41	7	28	88	13	376	32	408
July	12	54	16	0	8	25	3	118	19	137
August	26	97	18	5	28	62	22	258	45	303
September	16	77	29	14	20	92	33	281	61	342
3rd Quarter	54	228	63	19	56	179	58	657	125	782
October	30	107	49	4	17	112	31	350	85	435
November	26	117	29	12	24	136	17	361	72	433
December	25	67	30	10	21	84	13	250	329	579
4th Quarter	81	291	108	26	62	332	61	961	486	1,447
Total, 1947	164	778	241	55	164	653	141	2,196	671	2,867
1948										
January	30	78	27	7	14	60	13	229	49	278
February	15	57	13	3	8	55	8	159	88	247
March	44	96	36	11	20	71	10	288	165	453
1st Quarter	89	231	76	21	42	186	31	676	302	978

TABLE 37. — STRIKES IN THE BUILDING INDUSTRY, CANADA,  
1945 — MARCH, 1948.

Period	Strikes	Establishments	Workers	Time Lost in Working Days
	Number	Number	Number	
1945	5	12	325	2,848
1946	12	76	892	6,535
1947—January	1	1	13	20
February	1	1	132	396
March	1	1	50	40
April	3	10	269	800
May	11	272	2,998	18,902
June	7	85	1,056	3,900
July	2	4	57	240
August	3	5	224	354
September	1	15	350	700
October	3	17	575	7,750
November	3	66	1,407	10,550
December	2	3	101	610
Total, 1947 <sup>(1)</sup>	32	391	6,057	44,262
1948—January	1	1	80	700
February	0	—	—	—
March	0	—	—	—

(1) Since some strikes overlap from one month into another, annual totals of the number of strikes, number of establishments, and number of workers involved, need not equal the sums of the respective monthly figures.

SECTION 7  
BUILDING COSTS

TABLE 38. — INDEXES OF WHOLESALE PRICES, SELECTED BUILDING MATERIALS AND ALL COMMODITIES, CANADA,  
1945 — APRIL, 1948.  
(1935-1939 = 100)

Period	Lumber	Cement	Brick	Glass	Plaster	Nails	Steel Pipe	Range Boilers	Paint Materials	Composite Index of Building Materials	Composite Index of All Commodities
1945 Annual Average	179.9	102.1	110.5	172.8	104.4	104.8	147.4	107.0	120.9	144.8	134.4
1946 Annual Average	190.0	101.8	110.5	172.8	104.4	121.0	154.5	112.5	126.0	152.5	140.9
1947—January	212.4	101.7	114.0	172.8	104.4	123.7	173.8	114.4	156.6 <sup>(1)</sup>	168.6 <sup>(1)</sup>	148.2
February	216.4	104.2	114.0	172.8	104.4	123.7	173.8	114.4	173.4	173.5 <sup>(1)</sup>	153.5 <sup>(1)</sup>
March	216.4	104.2	114.0	172.8	104.4	123.7	173.8	121.2	173.0 <sup>(1)</sup>	173.5 <sup>(1)</sup>	156.8 <sup>(1)</sup>
April	216.4	106.1	114.0	172.8	104.4	123.7	173.8	121.2	170.7	173.4	160.0 <sup>(1)</sup>
May	236.8	106.1	125.2	172.8	104.4	123.7	173.8	121.2	169.1 <sup>(1)</sup>	183.3 <sup>(1)</sup>	163.1 <sup>(1)</sup>
June	242.0	106.1	125.2	172.8	104.4	140.9	173.8	121.2	173.3	187.3 <sup>(1)</sup>	166.1 <sup>(1)</sup>
July	243.8	106.1	125.2	182.4	104.4	140.9	173.8	121.2	173.3	188.3	167.5
August	248.7	108.9	125.2	182.4	104.4	140.9	173.8	121.2	173.0	190.7 <sup>(1)</sup>	169.7
September	250.7	108.9	125.2	182.4	104.4	140.9	187.8	121.2	202.0	194.7 <sup>(1)</sup>	173.9 <sup>(1)</sup>
October	283.9	108.9	125.2	182.4	112.3	149.5	187.8	121.2	202.1	210.8 <sup>(1)</sup>	180.8 <sup>(1)</sup>
November	288.5	109.2	125.2	182.4	112.3	149.5	187.8	134.8	197.7	212.6	184.9
December	291.6	114.0	125.2	182.4	112.3	149.5	187.8	134.8	198.6	215.2	186.2
Annual Average	245.6	107.1 <sup>(1)</sup>	121.5	177.6	106.4	135.8 <sup>(1)</sup>	178.5	122.2 <sup>(1)</sup>	180.2 <sup>(1)</sup>	189.3 <sup>(1)</sup>	167.5 <sup>(1)</sup>
1948—January	290.1	114.5	125.2	182.4	112.3	149.5	187.8	134.8	200.1	213.7	190.6
February	285.7	114.5	125.2	208.0	112.3	149.5	187.8	134.8	202.1	213.8	191.1
March	285.7	114.5	125.2	208.0	112.3	149.5	187.8	134.8	201.0	211.8	190.6
April	287.3	117.5	125.2	208.0	112.3	149.5	187.8	134.8	204.8	213.2	192.7

(1) Revised.

TABLE 39. — AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, (1)  
1945 — MARCH, 1948.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	All Skilled Construction Workers(2)	Unskilled Construction Workers	All Construction Workers(2)
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1945	1.19	1.03	.90	1.13	1.10	1.08	1.02	1.06	.64	.96
1946(3)	1.33	1.14	.99	1.25	1.23	1.21	1.14	1.18	.68	1.06
1947(3)										
March	1.37	1.15	1.00	1.33	1.23	1.21	1.14	1.20	.70	1.08
June	1.43	1.23	1.05	1.37	1.32	1.26	1.21	1.27	.73	1.14
September	1.46	1.25	1.07	1.38	1.32	1.29	1.24	1.29	.75	1.16
December	1.46	1.26	1.08	1.38	1.40	1.29	1.24	1.30	.76	1.18
1948(3)										
March	1.46	1.26	1.08	1.38	1.43	1.35	1.24	1.32	.76	1.19

(1) Figures given represent weighted averages of rates paid in 15 Canadian cities and their environs (see p. 80).

(2) Weighted averages (see p. 80).

(3) Data include provision for holiday pay allowances. Data for 1947 and 1948 are preliminary.



TABLE 40. — INDEXES OF COST OF LIVING AND RENT, CANADA,  
1945 — APRIL, 1948.  
(1935-1939 = 100)

Period	Cost of Living	Rent
1945		
Annual Average.....	119.5	112.1
1946		
Annual Average.....	123.6	112.7
1947—January.....	127.0	113.4
February.....	127.8	113.4
March.....	128.9	113.4
April.....	130.6	113.4
May.....	133.1	115.4
June.....	134.9	117.8
July.....	135.9	117.8
August.....	136.6	117.8
September.....	139.4	117.8
October.....	142.2	119.9
November.....	143.6	119.9
December.....	146.0	119.9
Annual Average.....	135.5	116.7
1948—January.....	148.3	119.9
February.....	150.1	119.9
March.....	150.8	119.9
April.....	151.6	119.9

SECTION 8  
BUILDING INDUSTRY

TABLE 41. — BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY  
AND IN ALL INDUSTRIES, CANADA, 1945 — MARCH, 1948.

Period	Construction Industry			All Industries		
	Number of Bankruptcies <sup>(1)</sup>	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies <sup>(1)</sup>	Assets (\$000)	Liabilities (\$000)
1945	56	248	645	264	1,650	3,792
1946						
1st Quarter	4	11	25	55	899	1,546
2nd Quarter	6	9	21	53	604	1,072
3rd Quarter	12	65	133	64	1,131	1,649
4th Quarter	13	273	401	97	777	1,717
Total, 1946	35	358	580	269	3,411	5,984
1947						
1st Quarter	12	101	152	109	1,049	1,610
2nd Quarter	18	241	577	137	1,956	3,255
3rd Quarter	13	25	69	122	1,663	2,764
4th Quarter	10	215	305	141	2,326	3,478
Total, 1947	53	581	1,102	509	6,994 <sup>(2)</sup>	11,107 <sup>(2)</sup>
1948 <sup>(3)</sup>						
1st Quarter	15	199	429	198	2,265	4,005

(1) Refers to total number of assignments and receiving orders during period (see p. 80).

(2) Revised.

(3) Preliminary.

TABLE 42. — INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING  
MATERIAL COMPANIES AND SEVENTY-SIX INDUSTRIAL COMPANIES,  
CANADA, 1945 — APRIL, 1948.  
(1935-1939 = 100)

Period	Sixteen Building Material Companies	Seventy-six Industrial Companies
1945		
Annual Average.....	116.0	93.7
1946		
Annual Average.....	149.6	108.6
1947—January.....	142.0	99.2
February.....	145.3	102.4
March.....	140.2	99.2
April.....	136.8	97.7
May.....	136.4	97.6
June.....	135.8	98.6
July.....	136.6	100.6
August.....	135.0	98.8
September.....	132.9	97.2
October.....	133.9	99.0
November.....	138.2	101.0
December.....	136.1	100.3
Annual Average.....	137.4	99.3
1948—January.....	132.6	102.0
February.....	122.5	96.0
March.....	121.4	95.8
April.....	123.0	103.7

**PART III**

**SOURCES AND EXPLANATORY NOTES**

## SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S.," and "C.M.H.C." respectively.

### PART I CHARTS

FIGURE 1.—NUMBER OF NEW HOUSING UNITS APPROVED, NATIONAL HOUSING ACT, 1944, JANUARY-APRIL, 1945-1948.

Chart based on data compiled by the Economic Research Division, C.M.H.C. Data for January, 1945, relate to operations under the National Housing Act, 1938.

FIGURE 2.—VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS, FIRST QUARTERS, 1947 AND 1948.

Chart based on data shown in Table 23.

FIGURE 3.—INDEXES OF BUILDING MATERIAL WHOLESALE PRICES, 1945—MARCH, 1948.

Chart based on data provided by courtesy of the Prices Statistics Section, D.B.S. See also note for Table 38.

### PART II TABULAR MATERIAL

TABLE 1.—REGISTRATIONS OF BIRTHS, DEATHS, AND MARRIAGES, IN CITIES, TOWNS AND VILLAGES WITH POPULATIONS OF 10,000 AND OVER, CANADA, 1945—MARCH, 1948.

Data obtained from monthly issues of *Registration of Births, Deaths, and Marriages*, Social Welfare Statistics Division, D.B.S.

At the time of the 1941 Census the centres covered by this series had a population of 4,433,446 representing 38.5 per cent of the total population of Canada.

TABLE 2.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1945—MARCH, 1948.

Data for 1945 obtained from *Housing Statistics, 1946*. Data for completions in 1946 obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and Other Areas as Completed in the Nine Months Ending September 30, 1947*, Public Finance Statistics Division, D.B.S. Data for completions in 1947 obtained from Public Finance Statistics Division, D.B.S. Data for housing units under construction at the end of 1946 and 1947 obtained from *Housing Bulletin No. 1*, March, 1948, Housing Research Section, Central Research and Development Division, D.B.S. Data for 1948 obtained from *Housing Bulletin No. 2*, April, 1948, Housing Research Section, Central Research and Development Division, D.B.S. The number of units under construction as shown for the end of March, 1948, does not equal the number shown as under construction at the end of 1947 plus starts during the first quarter of 1948 less completions during the first quarter of 1948. The figure for units under construction is subject to adjustment each quarter because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 3.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA, 1946—MARCH, 1948.

Data compiled by the Program Section, Construction Division, C.M.H.C. The number of units under construction at the end of March, 1948, need not equal the sum of all units started less total completions, owing partly to the fact that some single unit starts are reported as double and vice versa, but chiefly because there are some starts which are later cancelled and never become completions.

TABLE 4.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945—MARCH, 1948.

Data for 1945—February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March—December, 1947, compiled by the Economic Research Division, C.M.H.C., from returns made to D.B.S. Data for January—March, 1948, provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The 204 municipalities reporting to D.B.S. represent some 5,257,000 persons, or 46 per cent of the total population of Canada as at the date of the 1941 Census.

The number of new dwelling units includes conversions.

Data for March, 1948, based on returns from 200 municipalities.

TABLE 5.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945—APRIL, 1948.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. McLean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to mis-interpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41: 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. For the 1947 and 1948 conversion factor, this 1946 figure was adjusted monthly according to variations in the wholesale price index of building materials. Additional adjustments were made in accordance with quarterly estimates of changes in building labour wage rates.

TABLE 6.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945—APRIL, 1948.

Data compiled by the Economic Research Division, C.M.H.C.

TABLE 7.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, FIRST QUARTERS, 1947 AND 1948.

Data compiled by the Economic Research Division, C.M.H.C.

TABLE 8.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA, FIRST QUARTERS, 1947 AND 1948.

Data compiled by the Economic Research Division, C.M.H.C.

TABLE 9.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946—MARCH, 1948.

Data compiled by the Mortgage Division, C.M.H.C.

TABLE 10.—OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS, AND FINANCIAL ASSISTANCE GRANTS, CANADA, DECEMBER 19, 1944—MARCH, 1948.

Data compiled by the Emergency Shelter Division, C.M.H.C.

TABLE 11.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA, APRIL, 1941—MARCH, 1948.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947—March, 1948, compiled by the Accounting Division, C.M.H.C.

Other data compiled by Program Section, Construction Division, C.M.H.C.

TABLE 12.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945—APRIL, 1948.

Data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 13.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, MARCH AND DECEMBER, 1947, AND MARCH, 1948.

Data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 14.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—MARCH, 1948.

Special compilation by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs.

Data cover housing operations only under the Veterans' Land Act, 1942, from the date of the first loan approved, September 23, 1943, to the end of March, 1948. Operations prior to September, 1943, consisted mainly of land and building material acquisitions for future operations.

TABLE 15.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—MARCH, 1948.

Special compilation by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs.

TABLE 16.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING, NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1947—MARCH, 1948.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 17.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, MAY, 1929—MARCH, 1948.

Data compiled by the Canadian Farm Loan Board, Department of Finance.

TABLE 18.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945—MARCH, 1948.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 19.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED, BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945—APRIL, 1948.

Data to July, 1947, compiled by the Economic Research Branch, Department of Reconstruction and Supply. Data for August, 1947—April, 1948, compiled by Priorities Branch, Department of Reconstruction and Supply. Year-end recapitulation of priorities issued during 1947 accounted for the reduction of 633 units in Veterans' Projects by C.M.H.C. and the addition of 646 prefabricated houses.

TABLE 20.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA, JUNE, 1947—APRIL, 1948.

Data compiled by Economic Research Division, C.M.H.C.

TABLE 21.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947—MARCH, 1948.

Data compiled by the Economic Research Division, Central Mortgage and Housing Corporation, from monthly reports submitted by 122 lending institutions, comprising 36 life insurance companies, 40 trust companies, 28 loan companies, 6 fire insurance companies, and 12 fraternal societies. These companies advanced 95 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1946.

TABLE 22.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947—MARCH, 1948.

Data compiled by Economic Research Division, Central Mortgage and Housing Corporation. Source is the same as for Table 21.

TABLE 23.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945—MARCH, 1948.

Sources of data for building materials listed in Table 23 are as follows:

**Cement:**

1945—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Building Brick:** Data relate to face and common clay brick.

1945 *The Clay and Clay Products Industry in Canada, 1946*, D.B.S., p. 4.

1946—1948 Estimates prepared by Economic Research Division, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-1948 shown in *Canadian Statistical Review*, March, 1948, D.B.S., represent production of these firms only.

**Sawn Lumber:**

1945 By courtesy of the Timber Controller, Department of Reconstruction and Supply.

1946 By courtesy the Timber Controller, Department of Reconstruction and Supply.

1947 *Production, Shipments and Stocks on Hand of Sawmills, January, 1948*, D.B.S.

1948 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

**Wood Fibre Insulating Board:**

1945 By courtesy the Forest Products Statistics Section, D.B.S.

1946—1948 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

**Builders' Hardware:**

1945 *The Hardware, Tools and Cutlery Industry in Canada, 1945*, D.B.S.

1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Warm Air Furnaces:**

1945—1946 *Special Statement on Warm Air Furnaces, 1946*, D.B.S., p. 1.

1947—1948 Monthly estimates prepared by Economic Research Division, C.M.H.C., based on returns made to D.B.S. from firms accounting for about 89 per cent of production in 1946.



**Domestic Heating Boilers:**

- 1945 *The Boilers, Tanks and Plate Work Industry in Canada, 1945, D.B.S.*  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Cast-Iron Radiators:**

- 1945 *The Boilers, Tanks and Plate Work Industry in Canada, 1945, D.B.S.*  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Hot Water Storage Tanks:**

- 1945 *The Sheet Metal Products Industry in Canada, 1945, D.B.S., p.7.*  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Electric Hot Water Tank Heaters:**

- 1945 *The Cooking and Heating Apparatus Industry in Canada, 1945, D.B.S.*  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Asphalt Shingles:**

- 1945 *Asphalt Roofing Industry, December, 1947, D.B.S.*  
1946—1948 By courtesy the Forest Products Statistics Section, D.B.S.

**Asphalt Rolls:**

- 1945 *Asphalt Roofing Industry, December, 1947, D.B.S.*  
1946—1948 By courtesy the Forest Products Statistics Section, D.B.S.

**Rock Wool Batts:**

- 1945 *The Stone Industry in Canada, 1945, D.B.S.*  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Gypsum Wallboard:**

- 1945 *The Gypsum Industry in Canada, 1945, D.B.S.*  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Gypsum Plaster:**

- 1945 *The Gypsum Industry in Canada, 1945, D.B.S.*  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Data for flue linings, vitrified sewer pipe, electrical fixtures, sanitary ware, gypsum lath, cast-iron soil pipe and fittings, steel pipe and fittings and wire nails and spikes obtained by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S. Bath tub production, 1945, estimated on the basis of returns made to D.B.S. from firms accounting for 78 per cent of production in 1946 and 1947. Data for outlet boxes, 1947, revised following compilation of 12 month data from the annual Census of Industry.

**TABLE 24.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1947—MARCH, 1948.**

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**TABLE 25.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA, 1945—MARCH, 1948.**

Data to January, 1948, obtained from monthly issues of *Monthly Traffic Report of Railways of Canada*, D.B.S. Total tonnage for February and March, 1948, estimated on the basis of car loadings during those months as reported in weekly issues of *Car Loadings*, D.B.S.

**TABLE 26.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—MARCH, 1948.**

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

**TABLE 27.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—MARCH, 1948.**

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in *Canadian Statistical Review*, March, 1948, D.B.S., include planks and boards only.

TABLE 28.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946—MARCH, 1948.

Data compiled by the Economic Research Division, C.M.H.C., from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tiles, paints, pigments, varnishes, building, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, lime, gypsum products, cement, asbestos building materials, sanitary ware, rock wool, sand and gravel.

TABLE 29.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945—FEBRUARY, 1948.

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labor Force Bulletin*, D.B.S.

The estimates in Table 29 are subject to sampling error. In general, the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

It should be borne in mind that the construction industry referred to in Table 29, includes engineering as well as building construction, whereas the following tables, numbers 30 and 31, cover the building industry only.

TABLE 30.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND ALL INDUSTRIES, CANADA, 1945—APRIL, 1948.

Compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Index of employment converted from a 1926 to 1935-1939 base.

TABLE 31.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945—APRIL, 1948.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 30.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 32.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, MARCH, 1945—APRIL, 1948.

Compiled by the Research and Statistics Branch, Department of Labour, based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 33.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1945—MARCH, 1948.

Data obtained by courtesy the Research and Statistics Branch, Department of Labour. The figures are based on returns from trade unions reporting to the Department of

Labour. The number of unions reporting varies from one period to another with consequent variations in the membership upon which the percentage of unemployment is based.

The annual percentages of membership unemployed represent averages of the percentages unemployed at the end of each quarter.

Unemployment in this tabulation refers only to involuntary idleness, due to economic causes. Persons who are without work because of illness, a strike, or a lockout, or who are engaged in work outside their own trade, are not considered unemployed.

Although trade union membership itself may be affected by conditions of employment over long periods, the percentages of trade union members unemployed are useful indicators of unemployment in the occupations covered. These data are supplementary to data on employment and unemployment of workers in the construction industry shown in Tables 29, 32 and 34.

TABLE 34.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945—MARCH, 1948.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S. The distribution of the total for January, 1948, was estimated by the Economic Research Division, C.M.H.C., based on partial data available from D.B.S.

A person who has made at least 180 days contribution into the Unemployment Insurance fund, during the two year period immediately preceding a claim for benefits, establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index of unemployment supplementary to data shown in Tables 29, 32, and 33.

The chief limitations of the data in Table 34 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; since January 1, 1948, salaried personnel earning less than \$3,120 have come under the Act; there are therefore a number of construction workers not covered in this tabulation; (2) not all unemployed workers have made 180 days' contributions prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 35.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1946-1948.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 36.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945—MARCH, 1948.

Compiled by the Economic Research Division, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Mines and Resources.

TABLE 37.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1945—MARCH, 1948.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 38.—INDEXES OF WHOLESALE PRICES, SELECTED BUILDING MATERIALS AND ALL COMMODITIES, CANADA, 1945—APRIL, 1948.

Composite indexes of wholesale prices of building materials and all commodities obtained from monthly issues of *Prices and Price Indexes*, D.B.S. Indexes of specific commodities obtained by courtesy of the Prices Statistics Section, D.B.S. All data converted from a 1926 to a 1935-1939 base.

- (1) Brick index refers to 'dry-pressed face to No. 1, F.O.B. Works, Montreal'.
- (2) Glass index refers to '188, single diamond, 40 U.I.'
- (3) Plaster index refers to 'hardwall plaster, neat, F.O.B. Works, Ontario'.
- (4) Steel pipe index refers to 'steel pipe, buttweld, 1" diam., basing point wholesale to distributors'.

- (5) Range boiler index refers to 'range boilers, 30 gallon capacity, F.O.B. Works, Toronto and Montreal'.
- (6) Composite Index of Building Materials is based on 111 building and construction commodities.
- (7) Composite Index of All Commodities is based on 510 commodities.

TABLE 39.—AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, 1945—MARCH, 1948.

Data for 1945 based on wage rates published in *Wage Rates and Hours of Labour in Canada, 1945*, Department of Labour. Data for 1946 based on rates provided by courtesy the Research and Statistics Branch, Department of Labour. Quarterly data for 1947 and 1948 based on rates provided by courtesy the Industrial Relations Branch, Department of Labour.

The rates shown for 1946 and 1947 have been revised to cover holiday pay allowances provided for construction workers in accordance with provincial legislation and union agreements across Canada.

Rates shown in Table 39 represent averages of rates in 15 Canadian cities and their environs, weighted according to the number of housing unit completions in each city during 1946. The cities covered, and their weights expressed in percentage terms are as follows: Calgary, 5 per cent; Edmonton, 4 per cent; Halifax, 3 per cent; Hamilton, 3 per cent; London, 4 per cent; Montreal, 17 per cent; Ottawa, 7 per cent; Quebec, 5 per cent; Regina, 2 per cent; St. John, 1 per cent; Toronto, 19 per cent; Vancouver, 13 per cent; Victoria, 4 per cent; Windsor, 3 per cent; Winnipeg, 10 per cent.

The rates for 'all construction workers' and 'skilled construction workers' represent averages of the trade rates, weighted according to the value of the on-site labour of each trade engaged in residential building, as estimated in *The Labour Value of the Building Dollar*, O. J. Firestone, King's Printer, 1943, p. 29. The percentage weights are as follows: bricklayers and masons, 7 per cent; carpenters, 37 per cent; painters, 5 per cent; plasterers, 9 per cent; plumbers, 13 per cent; electricians, 3 per cent; sheet metal workers, 3 per cent; unskilled workers, 23 per cent.

As this method of weighting differs from that used in calculating the Department of Labour's index of hourly wage rates in construction occupations, annual variations in the rate for 'all construction workers' as shown in Table 39 are apt to differ somewhat, but not materially, from variations in the annual index as prepared by the Department of Labour. The quarterly data for 1947 and 1948 are preliminary, and subject to revision with the issuance of the Department of Labour's annual rates for the two years.

When used in conjunction with the composite index of building material wholesale prices to form a combined index of material and labour costs entering into residential construction, the index of wage rates is weighted 37.5, as against 52.5 for materials, in accordance with the weights used in the study, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 40.—INDEXES OF COST OF LIVING AND RENT, CANADA, 1945—APRIL, 1948.

Data for 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947 and 1948 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

TABLE 41.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY AND IN ALL INDUSTRIES, CANADA, 1945—MARCH, 1948.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data in Table 41 do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 41 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 41.

The classification of bankruptcies in the construction industry, as shown in Table 41, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 42.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND SEVENTY-SIX INDUSTRIAL COMPANIES, CANADA, 1945—APRIL, 1948.

Data for the period 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947 and 1948 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

(1) Building materials index based on 16 stocks during 1945-1948.

(2) All industrial index based on 74 stocks during 1945-1947 and 76 for the period January—April, 1948.

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