

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

# **HOUSING IN CANADA**

## **A FACTUAL SUMMARY**

**FIRST QUARTER, 1951**

**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. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1939 to the first quarter, 1951, providing monthly or quarterly data for 1949 and the subsequent period. Beginning with the present issue, *Housing in Canada* will be designated by the quarter for which the most recent factual summary references are made, rather than by the month for which the latest tabular data are provided. Each 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 nine sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending and loans for building purposes; (5) building materials; (6) building labour; (7) building costs; (8) building industry and real estate operations; (9) Newfoundland. 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 Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, Department of National Defence, the Superintendent of Insurance, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, the Dominion Bureau of Statistics and the Bank of Canada. Data are also provided by the Quebec Government through its Farm Credit Bureau.

*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 Department  
Central Mortgage and Housing Corporation*

Ottawa, March, 1951.

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

## SECTION 1.—POPULATION TRENDS

(See Tables 1-5)

Net family formation in Canada (excluding Newfoundland) during 1950 declined notably from the level of 1949, principally because of a drop in immigration. Marriages numbered 122,000 during the year, slightly higher than in 1949, but immigration of married females declined by 25 per cent from 20,000 to 15,000 during the period. Deaths in 1950, at 121,000, were slightly lower than in 1949 and emigration of married females, estimated at 8,000 in 1950, was nearly 30 per cent higher than in 1949. These data point to a decline of about 7,000 in net family formation from 1949 to 1950.

This decline in net family formation means a reduction in the pressure of population *growth* on the housing stock. A lower level of net family formation means that less new housing is absorbed in keeping up with the growth of the number of families in the country.

### *Immigration and Emigration*

Immigration into Canada in 1950 at 73,700 was down 22 per cent from the level of 95,100 during 1949. Emigration during the same period declined slightly from 33,600 to 32,700. Immigration from the United States at 7,600 was the same as during 1949 whereas immigration from the United Kingdom at 13,000 during 1950 was a little better than half the 1949 figure. Emigration to the United States during 1950 at 24,000 approximated the 1949 figure and emigration to the United Kingdom at 6,300 during 1950 was 16 per cent lower than during 1949.

## SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 6-10)

### *Starts and Completions<sup>(1)</sup>*

For the first time in the post war period, the *volume* of house-building activity in 1950 did not show an appreciable increase. Dwellings started during the year numbered 93,200, of which 90,400 were in new structures and the remainder, conversions. In 1949 dwellings started were about the same with 89,500 in new structures and 3,422 conversions. Completions in 1950 numbered 90,000, of which 87,300 were in new structures, a small decline of 1 per cent from 1949 when 90,955 dwellings were completed, 87,500 of them in new structures.

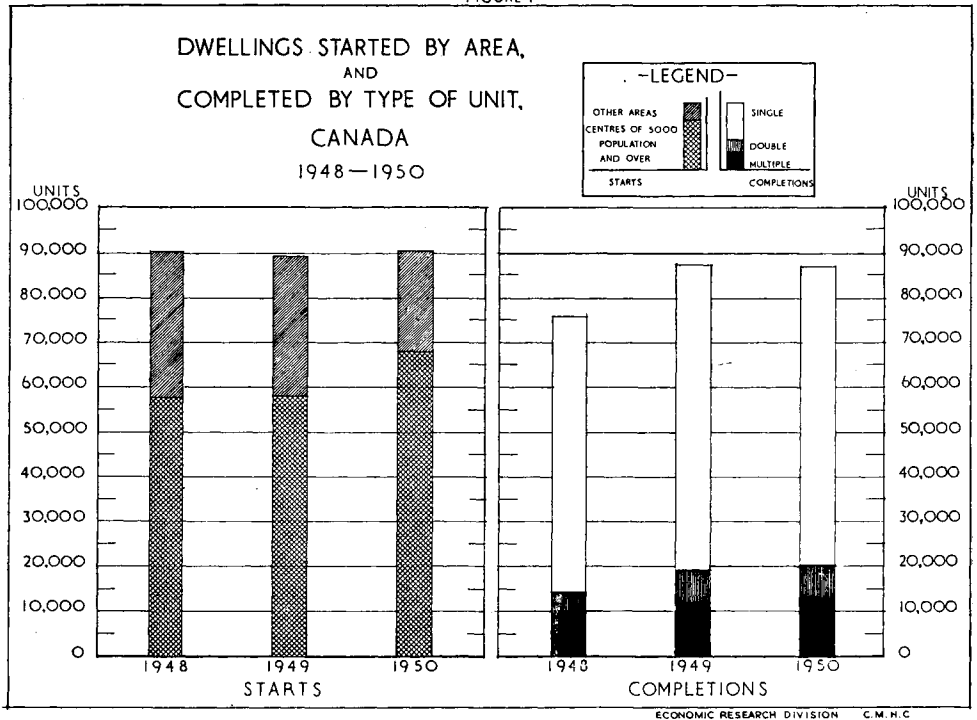
Demand for new housing continued strong in 1950, with the small drop in the number of completions being attributable mainly to supply factors developing in the last half of the year. The supply difficulties were occasioned largely by the rapid expansion of non-residential construction during 1950 (see below). This expansion in turn was caused partly by added defence expenditures but also by increased investment in other non-residential construction following the outbreak of hostilities in Korea.

During 1950 house-building activity was more concentrated in metropolitan areas and urban centres of 5,000 population and over. Starts in these areas at 68,100 were 17 per cent higher than during 1949 and completions at 62,500, were 5 per cent higher than the 1949 figure. Starts in other areas during 1950 at 22,400 were down 29 per cent and completions at 24,800 were down 11 per cent.

(1) Excluding Newfoundland.



—FIGURE 1—



Multiple unit construction comprised a greater proportion of total completions during 1950 than in 1949. Single family dwellings completed were 2 per cent lower than in 1949 while the number of two-family and multiple dwellings completed were near the 1949 level.

Dwellings under construction at the end of December, 1950, numbered 58,900, an increase of 1 per cent over the carryover of 58,200 at the end of December, 1949.

#### *Residential and Other Types of New Construction*

House-building in 1950 met with increasing competition from non-residential construction in the demand for construction labour and materials.

Total new construction work put in place during 1950 amounted to \$2,335 million, about 11 per cent above the 1949 figure of \$2,091 million. New residential construction including major improvements and alterations increased by 5 per cent from \$763 million in 1949 to \$804 million in 1950 and accounted for 34 per cent of the total as compared with 37 per cent in 1949. The 5 per cent increase in the value of new residential construction reflects a slight drop in the volume of activity, as costs increased 6 per cent over the period (see p. 22).

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

(See Tables 11-29)

While *total* housing starts remained at 1949 levels, Government-assisted housing starts showed a continuing increase over 1949. Total Government-assisted housing starts numbered 44,500 in 1950, accounting for 49 per cent of the total and registering an increase of 27 per cent over 1949. Although publicly-initiated starts under the direct Government rental housing programs declined

from 1949, Government-assisted starts in the privately-initiated housing sector increased by 47 per cent from 27,300 in 1949 to 40,000 in 1950.

Government housing measures were changed in early 1951 because of the likelihood of material and labour shortages persisting throughout a period of heavy defence expenditures. In a move to keep the Canadian house-building program within the capacity of a construction industry facing a substantial increase in defence and related construction, the Minister of Resources and Development, speaking in the House of Commons on February 5, announced changes in government housing measures. The provision of the one-sixth loan which was in addition to the basic loan provided for home-ownership building under the National Housing Act, was suspended. In respect to joint loans this one-sixth loan had been provided directly by the Central Mortgage and Housing Corporation and had been in effect since September of 1949.<sup>(1)</sup> Also affected by the change in housing measures were rental insurance projects. The maximum return of rentals to be guaranteed was reduced to 80 per cent of the rents for the first 3 years. This had the effect of reducing the maximum loans on rental insurance projects whether made directly by the Corporation or by lending institutions to 80 per cent of estimated cost, rather than 85 per cent as formerly authorized. The withdrawal of the one-sixth additional loan has the effect of raising the cash down payments required by prospective home owners by \$1,000 to \$1,500.

#### *The National Housing Act, 1944*

Lending operations under the National Housing Act for 1950 surpassed 1949, itself a record year. During 1950 the total number of housing units for which gross loans were approved under the Act, at 45,200, was 56 per cent higher than during 1949. The loans involved in 1950 had a value of \$305 million as against \$160 million in 1949. The increase in operations under the National Housing Act, 1944, reflects in part the impact of the lower down payments made possible under the amendments of December, 1949.

Although activity under the rental provisions of the Act showed a decrease during 1950 from 1949, approvals for home ownership registered a notable rise. Rental housing units for which gross loans were approved numbered 7,500 during 1950 declining 21 per cent from the preceding year. This decrease was a result of a decline of 36 per cent in rental insurance loans.

Under the home ownership provisions, the number of units for which loans were approved increased by 92 per cent from 19,500 in 1949 to 37,600 in 1950.

One storey single family housing units accounted for 39 per cent of the units approved for loans during 1950 and apartments which represented 28 per cent in 1949 represented only 14 per cent during 1950 as a result of decreased operations under the Rental Insurance provisions of the Act.

Builders estimated average construction costs increased 9 per cent from \$7,232 in 1949 to \$7,902 in 1950. Increasing costs were accompanied by increases in the amount of loans authorized and equity requirements in 1950 were less than in 1949. The average equity for all units, for which loans were approved decreased 12 per cent from \$2,500 during 1949 to \$2,200 during 1950.

#### *Federal-Provincial Projects*

Section 35 of the National Housing Act assented to in December, 1949,<sup>(2)</sup> provides the legislative authority for the Government of Canada to enter into

(1) See *Housing in Canada*, October, 1949, p. 10.

(2) See *Housing Canada*, April, 1950, pp. 18 and 21.

agreements with the government of any province for the acquisition and development of land and the construction of housing projects for sale or rent. The legislation further provides that the capital costs, profits and losses on such undertakings are to be shared seventy-five per cent by the Corporation and twenty-five per cent by the province.

Complementary legislative authority has been granted to the governments of Newfoundland, New Brunswick, Quebec, Ontario, Manitoba, Saskatchewan and British Columbia. During 1950, projects under Section 35 were initiated in two provinces, Newfoundland and Ontario. Agreements were concluded with the British Columbia Government and discussions are proceeding with other provinces.

A contract was awarded for the first project consisting of 35 double duplexes which will provide 140 housing units at St. John's, Newfoundland. The first of these buildings is expected to be available for occupancy in March, 1951, with the balance coming into occupancy during the summer. Rents to be paid by the tenants are to be computed on the basis of income. A rental schedule has been agreed on; this is based on the tenants paying about 20 per cent of the family income as rent. The project will be managed by the St. John's Housing Authority, members of which will be appointed by the Lieutenant-Governor in Council in accordance with the Newfoundland legislation.

On November 1, 1950, the Province of British Columbia entered into an agreement with the Federal Government and Central Mortgage and Housing Corporation, to proceed with a low rental housing project of 200 family housing units in the city of Vancouver. Tenders will be called early in April, 1951.

Another phase of activity under Section 35 consisted of land assembly in Ontario. The Province of Ontario during 1950 entered into five agreements with the Federal Government and Central Mortgage and Housing Corporation for the acquisition of land for land assembly projects in London, Windsor, Ottawa, St. Thomas and Kingston. These agreements provide that the Province will be responsible for acquiring title to the land in the name of Central Mortgage and Housing Corporation, the land to be held in trust for the Province and the Corporation. The Province will also arrange for the sub-division and for the design, engineering and installation of services. In the majority of cases these services will be installed by the municipality. When serviced, the building lots will be sold by the Corporation for use by builders and private individuals. The Corporation will make payment in the first instance, of all charges forming a part of the cost of the project and will keep a record of such costs as well as all receipts from the sale of the lots. As disbursements are made, the Province will be requested to pay its share to the Corporation. Out of the lots so assembled and serviced, the Corporation and the Province will be fully reimbursed.

#### *Veterans' Rental Projects Under Central Mortgage and Housing Corporation*

Direct arrangements between the Central Mortgage and Housing Corporation and municipalities for the construction of veterans' rental dwellings came to an end in 1949. Operations under the Veterans' Rental Housing Program in 1950 were confined to construction work on projects already committed.

House-building activity under this plan fell off, as winding up operations

continued. Starts, completions, dwellings under construction, and expenditures all declined during 1950 as compared with one year earlier.

In 1950, starts numbered 1,000, completions numbered 3,800, expenditures amounted to \$16 million and there were 900 units under construction at December 31, 1950. In 1949, starts were 4,900, completions were 7,800, expenditures amounted to \$43 million and 3,700 units remained to be completed at December 31, 1949.

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

House-building operations under the Veterans' Land Act during 1950 exceeded the 1949 rate. Starts numbered 2,300 in 1950 as against 1,980 in 1949. Completions were up 35 per cent from 1,560 in 1949 to 2,100 in 1950. In 1950, 1,730 completions or 82 per cent of the total were on small holdings of the individual project type.

#### *Armed Service Permanent Married Quarters*

Overall housing operations under the Department of National Defence during 1950 involved 3,714 starts, 3,184 completions and an outlay of \$34 million as compared with 3,155 starts, 1,751 completions and expenditures of \$25 million during 1949.

Under the 1948 program undertaken by the Department of National Defence itself, which came to an end in the third quarter of 1950, there were 437 completions and an expenditure of \$3 million during 1950 as compared with 170 starts, 1,700 completions and an expenditure of \$12 million in 1949. House-building by the Department of National Defence involved a further 278 starts, 191 completions and an outlay of \$2.5 million in remote areas during 1950.

The balance of the National Defence housing, that is the 1949 and 1950 housing programs, totalling 7,100 units, is being carried out by the construction division of Central Mortgage and Housing Corporation. On these programs, dwellings started numbered 3,436, completed 2,556, and expenditures amounted to \$29 million in 1950.

#### *Defence Construction Limited*

Pursuant to an arrangement between the Minister of Trade and Commerce and the Minister of National Defence, P.C. 5656 dated November 22, 1950, authorized the employing of Defence Construction Limited (formerly Wartime Housing Limited) to undertake the construction of defence projects requisitioned by the Minister of National Defence. Under this arrangement Central Mortgage and Housing Corporation provides Defence Construction Limited with management, supervision services and other facilities to undertake the construction of these defence projects.

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

Loans having a total value of \$123,000 for the construction of 71 new farm houses were approved during 1950 and 161 loans with a value of \$62,000 were approved for the alteration and improvement of existing farm homes.

During 1949, loans were approved with a value of \$148,000 for 86 new farm houses and 162 loans with a value of \$73,000 were approved for residential improvements and alterations.

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

Guarantees under the Farm Improvement Loans Act, 1944, were made in respect of 511 loans for new farm houses and 967 loans for the improvement and

alteration of existing farm residential property in 1950. The loans for the new units had a total value of \$798,000 and for the improvements and alterations \$850,000. In 1949, loans for new farm houses were 434 valued at \$637,000 and for improvements and alterations 904 valued at \$791,000.

#### *Property Management Operations, Central Mortgage and Housing Corporation*

The principal feature of 1950 was the inauguration of the sales program of Veterans' Rental Projects constructed under the 1945-1947 plan.

During 1950 the number of sales of war workers' and veterans' houses, combined with the number of returns of Home Conversion Projects to the owners, exceeded the number of houses constructed under the 1948 and 1949 veterans' rental housing programs. As a result there was a slight decline toward the end of 1950 in the number of units under management by Central Mortgage and Housing Corporation from 41,300 at December 31, 1949 to 38,600 at December 31, 1950.

The vacancy rate at the end of December, 1950, at .8 per cent, was negligible.

#### *Rental Insurance Plan*

Net approvals under the Rental Insurance Plan during 1950 were made in respect to 54 projects involving 4,311 rental dwellings, a decrease of 44 per cent from the year 1949. Total costs per unit during 1950 were estimated by applicants to average \$7,400. Floor areas averaged 910 square feet, number of rooms 4 and maximum rentals \$70. Since the inception of the plan in July, 1948, to December, 1950, a net total of 208 projects involving 14,019 rental units has been authorized.

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

Applications continued to be made during 1950 under the Income War Tax Act for double depreciation on rental housing projects. Applications covering 2,470 housing units were approved during 1950 as compared with 2,656 during 1949. Of the units approved in 1950, 2,292 were under the Rental Insurance Plan.

In view of the fact that certificates were to be issued only in respect of housing projects on which construction had commenced prior to December 31, 1949, and because legislation provides that applications must be filed prior to December 31, 1950, this type of assistance is coming to an end. In the years 1947 to 1950 inclusive, applications were approved for a total of 5,900 housing units.

#### *The Province of Quebec Farm Credit Bureau*

Since commencement of operations January 15, 1948, to December 31, 1950, 6,360 applications involving 7,400 housing units have been approved by the Quebec Farm Credit Bureau. These have involved an interest subsidy commitment of \$11 million or an average contribution of \$1,780 per loan.

### SECTION 4.—REAL ESTATE LENDING AND LOANS FOR BUILDING PURPOSES

(See Tables 30-33)

#### *Real Estate Lending<sup>(1)</sup>*

The flow of funds from lending institutions into the real estate market accelerated sharply during 1950. This rise reflects not only a heavier partici-

(1) For a detailed account of real estate lending in Canada during 1950 see *Mortgage Lending in Canada, 1950*, C.M.H.C. April, 1951.

pation of lending institutions in the field of new construction, but also in the transfer of existing properties. Overall real estate loans approved by lending institutions numbered 77,000 in 1950 with a value of \$525 million, as against 62,000 loans and a value of \$393 million in 1949. This represents an increase of 24 per cent in number and 34 per cent in value of loans approved.

Institutional mortgage lending for *new non-farm* residential construction continued to increase throughout 1950. The increase in lending in the new construction sector reflects in part the expansion of joint lending operations under the National Housing Act, 1944. The increase is in line also with the higher level of urban housing starts in Canada during 1950, as reflected in the trend in starts for centres of 5,000 population and over (see p. 11).

The number of *new non-farm* dwellings for which institutional mortgage loans were approved, at 56,000 during 1950, was 31 per cent higher than in 1949. This increase of 13,400 units consisted of an increase of 11,700 new single units and 1,700 new multiple housing units. The value of loans increased by 50 per cent from \$212 million to \$318 million.

The number of *existing non-farm* dwellings for which loans were approved during 1950, at 37,500, increased 5 per cent from the 1949 figure, the value of these loans at \$113 million was 17 per cent higher in 1950 than in 1949.

Although the number of loans for new non-farm non-residential real estate during 1950, at 1,000, decreased 3 per cent from the 1949 figure, the value of these loans at \$47 million was 29 per cent above the 1949 level. The number of loans on existing property in this sector increased by 8 per cent from 1,600 to 1,700 in number and decreased by 3 per cent from \$40 million to \$39 million in value during the period.

Farm loans during 1950, numbering 1,560, amounted to \$7 million and were slightly lower in number and 3 per cent higher in amount than during 1949.

#### *Mortgages Registered and Discharged*

Mortgage registrations in Greater Toronto reflect the general increase in real estate activity indicated above. In 1950 a total of 41,800 mortgages on new and existing property were registered in the Greater Toronto area, an increase of 7 per cent over 1949.

Mortgage discharges in Greater Toronto, at 27,300 during 1950, were also 7 per cent higher than in 1949.

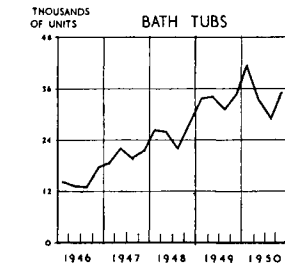
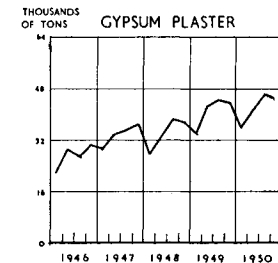
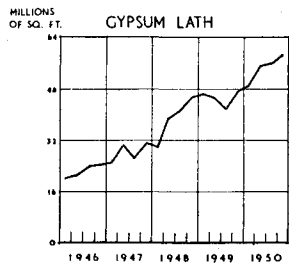
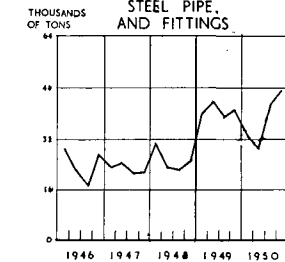
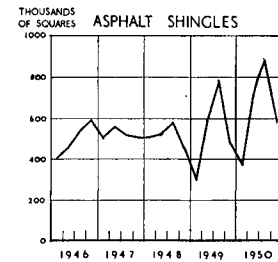
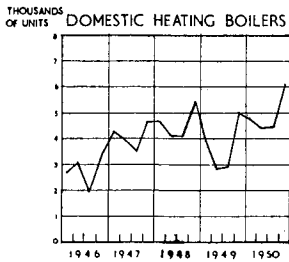
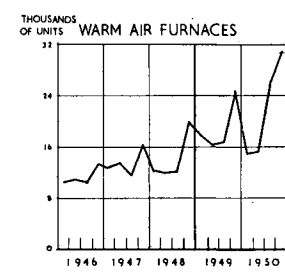
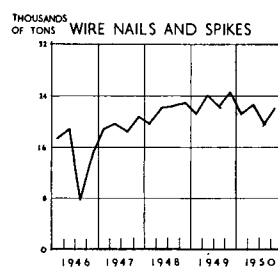
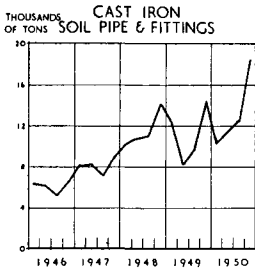
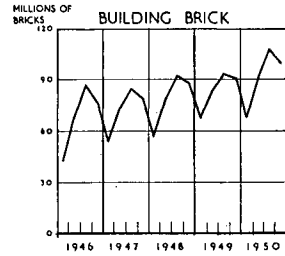
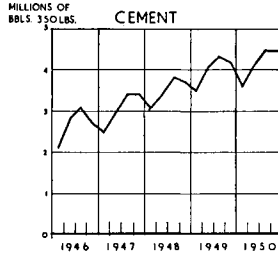
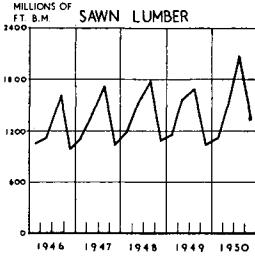
In 1950 the number of mortgages registered in Greater Toronto represented 42 per cent of the total number for the Province of Ontario and the number of mortgages discharged represented 41 per cent.

#### *Loans for Building Purposes*

Following the trend of rising construction activity in Canada, bank loans for building purposes increased by 8 per cent from \$113 million in 1949 to \$123 million in 1950. Total loans made by chartered banks for all purposes increased by 9 per cent from \$2.4 billion to \$2.6 billion. The loans for building purposes in 1950 were nearly triple the 1945 level, the increase reflecting a rise in both the physical amount of construction financed and the cost of construction.

- FIGURE 2 -

# PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS CANADA, QUARTERLY, 1946-DECEMBER 1950



ECONOMIC RESEARCH DEPARTMENT.. C.M.H.C.

## SECTION 5.—BUILDING MATERIALS

(See Tables 34-43)

The regulations controlling the import of steel into Canada and designating iron ore and primary iron and steel products as essential, materials introduced December 1, 1950 and effective January 1, 1951<sup>(1)</sup>, were extended by Minister's Order No. 3, February 9, 1951. The ban on steel now covers the sale and use of steel without Government permit, on virtually every kind of commercial and service construction. Effective March 1, 1951 the previous curtailment on amusement construction and other non-essentials is extended to banks and brokerage establishments, shopping and personal service centres, hotels, office buildings, tourist and trailer camps, burial establishments and storage warehouses for personal effects.

### *Production of Building Materials*

Output of construction materials was up for the most part during 1950, although declines occurred in a number of items (see Figure 2). During the year 1950, the composite index of production of construction materials including lumber averaged 182 on the 1939 base, an increase of 8 per cent over the 1949 average of 168. More closely reflecting the absorption of materials by the construction industry, the index of domestic disappearance of construction materials other than lumber showed an increase of 9 per cent from 270 in 1949 to 295 in 1950 signifying the increased construction activity of 1950 and suggesting that material stockpiling at the dealer and builder level had been developing in the latter half of the year. The index of domestic disappearance in the first half of 1950 showed a smaller increase, being 2 per cent over the level of the corresponding period of 1949. Further evidence of increased absorption of building materials in 1950 is found in the number of tons of building materials unloaded at railway stations in Canada. A series covering lumber products, gravel, sand and crushed stone, lime and plaster, brick and artificial stone, cement, sewer pipe and drain tile, shows an increase of 5 per cent from 12,900 tons in 1949 to 13,500 in 1950. The increase occurred mainly in the final quarter of the year.

Of the 35 materials for which production data are shown in this report, 14 including sawn lumber recorded increases in output of 10 per cent to 56 per cent in 1950 as compared with 1949. Concrete blocks led this group with an increase of 56 per cent, followed by wash basins, 43 per cent, and domestic heating boilers, 36 per cent. Nine materials registered increases of less than 10 per cent and 12 materials declined in output. Of these, outlet boxes, structural steel and sinks registered drops of 10 per cent or more. Nine other materials declined less than 10 per cent in output.

### *Supply of and Demand for Building Materials*

Factory sales of 13 out of 18 materials were higher in 1950 than during 1949. For the remaining items, outlet boxes, hot water storage tanks, wire nails and spikes, sinks and gypsum wallboard sales, decreased over the period.

Factory stocks of 8 out of 18 materials were lower at the end of December, 1950, than one year earlier. The remaining items registered increases in stocks on hand at December 31, 1950, as compared with one year earlier.

(1) See *Housing in Canada*, October, 1950, pp. 15-16.



### *Imports of Building Materials*

Of the 19 materials covered in this review, 12 showed increases in imports in 1950 as compared with 1949. Cast iron radiators led this group followed by gypsum plaster and electric hot water heaters. Seven materials showed decreases in imports. Wire nails led this group followed by wallboard building board and galvanized sheets.

### *Exports of Building Materials*

Exports of 8 of the 14 building materials covered, registered increases in 1950 over 1949. Exports of window glass which were negligible in 1949 led this group with exports of 226,000 square feet, followed by hardwood flooring which increased 164 per cent and sawn lumber with an increase of 63 per cent. Exports of 6 materials showed declines in 1950 as compared with 1949. Exports of steel products, all of which declined more than 50 per cent led this group, followed by wood fibre insulating board which declined 41 per cent and gypsum plaster which declined 37 per cent.

### *Shipments of Primary Iron and Steel*

Shipments of primary shapes by Canadian steel mills, exclusive of producers' interchange, totalled 2,832,600 net tons during 1950, an increase of 5 per cent over the 2,708,000 tons shipped during 1949.

Of the 8 steel consuming categories included in this review 4 registered increases in shipments in 1950 over 1949. The automotive industries led this group with shipments amounting to 200,000 tons, an increase of 33 per cent over 1949, the containers industry received 262,000 tons, an increase of 27 per cent and the miscellaneous group obtained 621,500 tons in 1950, 17 per cent more than during 1949.

Leading the list of the 4 categories registering declines, wholesalers and warehouses at 314,200 tons were 11 per cent less than in 1949; railways and railway car shops received 500,500 tons, 6 per cent less than in 1949; building construction at 357,600 tons received 1 per cent less than 1949 and exports at 218,800 were slightly less than 1949.

The share of "building construction" in shipments during 1950 amounted to 357,600 tons or 13 per cent of the total, and a considerable proportion of this amount was for non-residential building.

Producers' interchange or the tonnage shipped to producers' own works for further processing during 1950, at 1,400,300 tons was 47 per cent above the 954,000 tons for 1949.

### *Employment and Earnings in the Building Material Industries*

Returns from a group of building material producers employing 15 or more employees indicate that the rate of building material production which was 8 per cent higher in 1950 than in 1949, was sustained by a 5 per cent rise in employment. An average of 109,000 employees was reported for 1949 and 114,000 for 1950.

Average weekly earnings for the same group increased by 8 per cent from \$45 in December, 1949 to \$48.50 in December, 1950.

### *Non-Seasonal Layoffs in the Building Material Industries*

In keeping with the high level of building material production during 1950 both the number of establishments and employees affected by non-seasonal layoffs

in industries manufacturing building materials was down during 1950 as compared with 1949.

During 1950 non-seasonal layoffs occurred in 57 establishments with 3,400 employees, a drop of 17 per cent in establishments and 6 per cent in employees from 1949.

The continued heavy demand for building materials in general during 1950 is borne out by the fact that the number of employees laid off by reason of 'lack of orders' decreased by 43 per cent from 2,300 in 1949 to 1,300 in 1950. Half of these layoffs occurred in west coast shingle mills in the fourth quarter of 1950 and were caused chiefly by loss of American markets. The number of employees laid off by reason of 'lack of materials' increased from 300 in 1949 to 800 in 1950, indicating that building material manufacturers were beginning to experience shortages principally in lumber and structural steel supplies. Layoffs caused by other factors increased by 20 per cent from 1,000 in 1949 to 1,200 in 1950. This increase occurred in the last 3 months of 1950 and was due mainly to shutdowns as a result of fire, alterations and severe weather conditions.

#### *Capital Expenditures in the Building Material Industries*

The post-war demand for new housing, industrial plant, commercial buildings, and utilities induced building material producers to expand productive facilities and resulted in a continuous post-war increase of building material output to meet the high demand. Revised figures for 1949 indicate that the program of both plant and machinery and equipment extension in these industries reached a peak in 1949 exceeding 1948, itself a record year.

In 1950 however, with a great part of the expansion program completed, preliminary figures of total capital outlay by building material industries indicate a decline of 21 per cent from \$39 million in 1949 to \$31 million in 1950. This decline in total capital expenditures was attributable to a drop of \$8 million in the amount invested in machinery and equipment, as capital outlay in plant construction during 1950 approximated the 1949 figure of \$10 million.

Declines in machinery and equipment expenditures occurred in all building material industries covered, with the exception of plumbing and heating equipment. Investment by this industry rose by 20 per cent from \$1 million in 1949 to almost \$1.2 million in 1950.

### SECTION 6.—BUILDING LABOUR

(See Tables 44-55)

#### *Employment and Earnings*

Employment in the construction industry at 330,000 reached a new peak in 1950, increasing 3 per cent from an average level of 320,000 persons in 1949, itself a record year. The increase compares with a rise of 2 per cent in total non-agricultural employment during the period.

Sample data on the number of hours worked per week suggest that construction workers, on the average put in a slightly shorter work week during 1950 than during 1949. In 1950 the work week averaged 41 hours as compared with 43 hours in 1949. The average work week of employees sampled in 1950 varied seasonally from 37 hours in March to 43 in August. In 1949 the variation was from 40 in March to 44 in August.

Total labour income in Canada rose 7 per cent from \$7.6 billion in 1949 to \$8.1 billion in 1950. Construction labour income in the same period rose 8 per cent from \$527 million to \$571 million.

Employment in the *building* industry during 1950 showed a 5 per cent increase over the year 1949. The index of employment in the building industry, based on reports from employers with 15 or more employees, averaged 396, a gain of 5 per cent over the 1949 average of 378.

### *The Labour Market*

Unemployment in construction in 1950 averaged 34,000, about one-third above 1949. The increase over last year was mainly due to a seasonal peak of 71,000 being reached in the first quarter of 1950, when weather conditions were particularly unfavourable to construction work. By the end of the year the situation was greatly improved. Unplaced applicants in construction trades in December, 1950, numbered 36,000, 18 per cent *below* the preceding year.

The number of construction workmen who applied for unemployment insurance benefits and established benefit years during December 1950, at 8,000, was 43 per cent *lower* than one year earlier.

### *Supply of Construction Workers*

Immigration of construction workers into Canada was down 36 per cent from 3,290 in 1949 to 2,100 in 1950. Of the immigrants in 1950, 1,660 were skilled and 440 were semi-skilled and unskilled. Emigration of skilled construction tradesmen during 1950 totalled 760 resulting in a net immigration of skilled construction workers of 900 in 1950. This represents a decline of 600 from 1949. However, trainees in the building trades, assisted under the Federal-provincial training scheme begun in 1945, numbered 5,280 at the end of December, 1950. This represents the first year that the number of trainees has not decreased substantially.

### *Strikes in the Building Industry*

Time loss through strikes in the building industry during 1950 totalled 28,500 working days, somewhat less than in 1949. Time loss through strikes in all industries during 1950 totalled 1,156,000 working days, an increase of 12 per cent from 1949.

## SECTION 7.—BUILDING COSTS

(See Tables 56-59)

The increased level of overall construction activity in Canada during 1950, was on a rising cost trend as building material prices and wage rates in construction trades advanced steadily throughout the year.

The combined index of prices of residential building materials and wage rates in the construction trades which rose less than 1 per cent throughout 1949, increased by 12 per cent from 208 at the end of 1949 to 233 at the end of December, 1950. The increase reflects a rise of 16 per cent in material prices and 5 per cent in wage rates during the period. The average level of the combined index for 1950 as a whole was 6 per cent higher than the corresponding average for 1949.

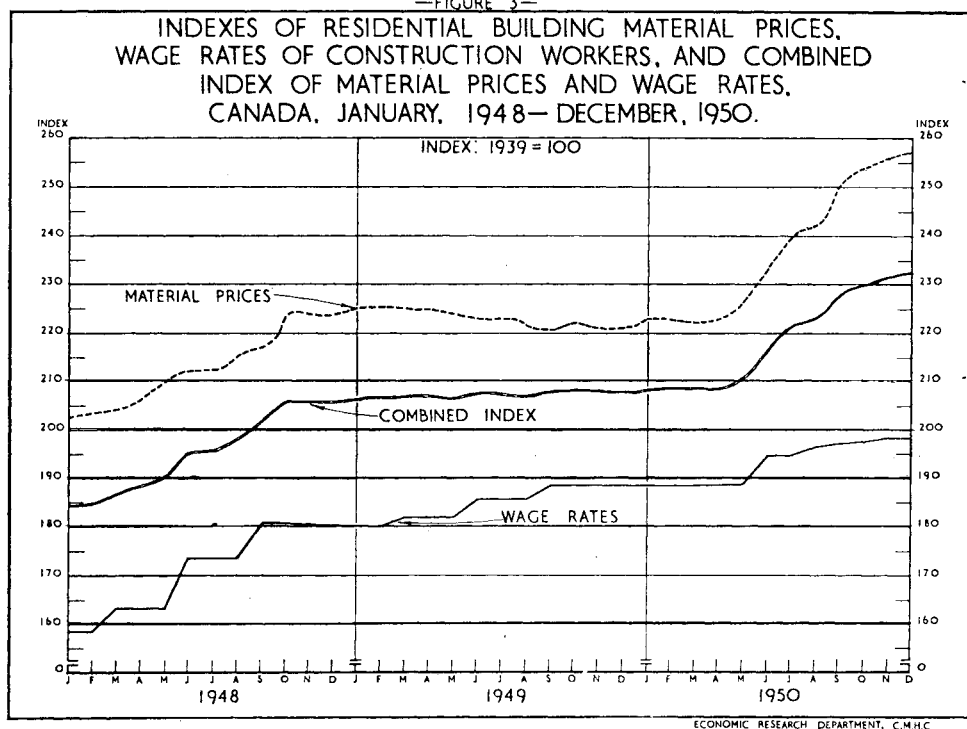
### *Residential Building Material Prices*

From December, 1949 to December, 1950, the index of wholesale prices of *residential* building materials (1939 = 100) increased 16 per cent. For 1950 as

a whole the index increased 6 per cent from a monthly average of 223 in 1949 to 237 in 1950.

At December, 1950, with the index at 257, *residential* building material prices were over two and a half times the 1939 level. The greatest increase occurred in the price of lumber and its products, the index for which stood at 370 at the end of 1950. The increase of lumber prices over 1949, which was 8 per cent, was prompted by unprecedented United States demand for Canadian timber during most of 1950 and then towards the end of the year, when American demand dwindled because of government credit restrictions and inventory curbs, the United Kingdom re-entered the Canadian market in a big way, buying 500 million feet of British Columbia lumber and ordering 300 million feet of Eastern spruce. The 1950 year end index for roofing materials at 226 was also more than double the 1939 level. Prices of all other groups of materials were less than double the 1939 level. The 1950 year end index for paint and glass stood at 187, electrical equipment and fixtures 186, plumbing and heating equipment 185, brick, tile and stone 180, cement, gravel and sand 145, lath, plaster and insulation materials 121 and other materials 184.

—FIGURE 3—



### *Wage Rates in the Construction Trades*

The composite index of wage rates in the construction trades (including Holiday Pay Allowances) increased 5 per cent from an average of 186 in 1949 to 194 in 1950.

In 1950 wage rates were 94 per cent higher than in 1939. Unskilled workers showed the largest gain over the period, with wage rates in 1950 112 per cent

higher than in 1939. Among the skilled workers, plasterers' and carpenters' wage rates increased most rapidly, rising 94 per cent over the period, followed by the rates of painters which rose 92 per cent.

Wage rates in all industries showed a smaller increase, rising by 3 per cent from January to December, 1950, and averaging 2 per cent higher during 1950 than in 1949.

#### *Completion Time*

Although the shortage of lumber experienced in the first half of 1950 resulted in a slight lengthening of the average time required to complete a house during the last 4 months of 1950 as compared with the same period of 1949, the average completion period of 7 months for the whole year 1950 was the same as during 1949.

#### *Cost of Living and Rent*

The index of rentals which stood at 120 in December, 1949 rose 9 per cent during 1950 and stood at 131 in December, 1950. The cost of living as a whole rose 6 per cent from 159 to 169 during the period. This marks the first time in the post war period that the rental index increased more rapidly than the cost of living index and was caused by the relaxation in rental controls effective February, 1950.<sup>(1)</sup>

### SECTION 8.—BUILDING INDUSTRY AND REAL ESTATE OPERATIONS

(See Tables 60-62)

The amount of defaulted liabilities in all industries and the construction industry during 1950, increased by 8 and 44 per cent respectively over 1949. In the building material industries, on the other hand, bankruptcies declined in terms of liabilities outstanding by 54 per cent. The decline in the building material field reflects favourable business conditions prevailing in this industry.

#### *Common Stock Prices*

The average level of common stock prices in 16 building material companies rose 30 per cent between 1949 and 1950. The price index (1939 = 100) of common shares of these companies averaged 146 in 1949 and 189 in 1950.

The composite price index of common shares in 82 industrial companies increased 24 per cent from 113 to 140 during the period.

The general advance in common stock prices reflects in part the steady increase in price levels during 1950 which tended to make investment in common stocks more attractive.

#### *Financial Statistics, Twelve Real Estate Companies, 1939-1949*

An indication that rental receipts from 1939-1949 have substantially kept pace with operating expenses of larger residential rental properties is provided by financial statistics on real estate companies operating 649 rental units and having land and buildings valued at \$2.8 million. The aggregate ratio of operating expenses to gross operating revenue was 60.5 per cent in both 1939 and 1949.

Net operating revenue (excluding depreciation) was comparatively stable over the period varying from a low of \$110,000 in 1942 to a high of \$158,000 in 1949. Despite the stability of net operating revenue the aggregate net position showed a marked improvement in the later years. These improvements were

(1) See *Housing in Canada*, January, 1950, p. 24.

brought about by a reduction of bond interest charges in these years occasioned by reorganization of 3 of the companies.

## SECTION 9.—NEWFOUNDLAND

(See Tables 63-67)

### *Housing Starts and Completions*

Housing starts in Newfoundland during 1950 numbered 2,100 and completions numbered 1,700. At December 31, 1950, there were 1,690 houses under construction.

### *The National Housing Act, 1944*

During 1950, 50 loans were approved under the National Housing Act. These loans were for 53 units and had a value of \$360,000.

### *Real Estate Lending*

Institutional mortgage loans were approved for 200 *new* non-farm housing units, at a value of \$1 million and 68 existing non-farm units valued at \$255,000 during 1950.

During the same period, there were only 3 loans for \$50,000 for *new* non-farm non-residential real estate and 6 loans for \$68,000 on existing property in the non-farm sector.

PART II

TABULAR MATERIAL\*

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

SECTION 1  
POPULATION TRENDS

TABLE 1.— NUMBER OF BIRTHS, DEATHS, MARRIAGES AND DIVORCES, AND  
TOTAL POPULATION, CANADA, <sup>(1)</sup> 1939 — 1950.

	Births	Deaths	Marriages	Divorces <sup>(2)</sup>	Population <sup>(2)</sup> 000
1939	229,468	108,951	103,658	2,068	11,250
1940	244,316	110,927	123,318	2,369	11,364
1941	255,317	114,639	121,842	2,461	11,490
1942	272,313	112,978	127,372	3,089	11,637
1943	283,580	118,635	110,937	3,263	11,795
1944	284,220	116,052	101,496	3,788	11,958
1945	288,730	113,414	108,031	5,076	12,102
1946	330,732	114,931	134,088	7,683	12,283
1947	359,094	117,725	127,311	8,199	12,558
1948 <sup>(3)</sup>	347,307	119,384	123,314	6,881	12,859
1949 <sup>(4)</sup>					
January	27,640	10,505	5,241	—	—
February	26,320	9,844	6,014	—	—
March	30,829	11,477	4,191	—	—
1st Quarter	84,789	31,826	15,446	—	—
April	30,533	10,990	8,156	—	—
May	32,129	10,556	9,659	—	—
June	30,526	9,774	16,418	—	13,177
2nd Quarter	93,188	31,320	34,243	—	—
July	31,640	9,529	15,432	—	—
August	30,555	9,358	11,789	—	—
September	30,017	9,135	14,841	—	13,262 <sup>(6)</sup>
3rd Quarter	92,212	28,022	42,062	—	—
October	29,014	9,854	13,895	—	—
November	27,439	9,646	8,591	—	—
December	27,215	10,508	7,205	—	13,332 <sup>(6)</sup>
4th Quarter	83,668	30,008	29,691	—	—
Total, 1949	353,857	121,176	121,432	5,934	—
1950 <sup>(4)</sup>					
January <sup>(3)</sup>	26,720	9,892	5,688	—	—
February	25,518	9,736	5,763	—	—
March	28,993	10,330	4,610	—	13,389 <sup>(6)</sup>
1st Quarter <sup>(3)</sup>	81,231	29,958	16,061	—	—
April	28,941	11,649	7,017	—	—
May	29,411	9,825	9,046	—	—
June	32,478	10,916	13,835	—	13,466
2nd Quarter	90,830	32,390	29,898	—	—
July	32,343	9,529	14,419	—	—
August	30,065	9,582	14,077	—	—
September	33,621	9,372	13,763	—	13,541 <sup>(6)</sup>
3rd Quarter	96,029	28,483	42,259	—	—
October	30,243	9,573	12,831	—	—
November	28,261	9,820	12,334	—	—
December	29,634	10,546	8,516	—	13,613 <sup>(6)</sup>
4th Quarter	88,138	29,939	33,681	—	—
Total, 1950	356,228	120,770	121,899	<sup>(6)</sup>	—

(1) Excluding Yukon, North West Territories and Newfoundland.

(2) Monthly data not available.

(3) Revised.

(4) Preliminary.

(5) Estimated (see p. 109).

(6) Not yet available.



TABLE 2.— BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA,  
1939 — 1950.  
(In Thousands)

Year	Birth Rate	Death Rate	Marriage Rate	Divorce Rate
1939	20.4 <sup>(1)</sup>	9.7	9.2	.02
1940	21.5 <sup>(2)</sup>	9.8	10.9 <sup>(2)</sup>	.02
1941	22.2	10.0	10.6	.02
1942	23.4 <sup>(2)</sup>	9.7	10.9	.03
1943	24.0	10.1	9.4	.03
1944	23.8 <sup>(2)</sup>	9.7	8.5 <sup>(2)</sup>	.03
1945	23.9 <sup>(2)</sup>	9.4 <sup>(2)</sup>	8.9	.04
1946	26.9	9.4 <sup>(2)</sup>	10.9	.06
1944	28.6	9.4	10.1	.07
1948	27.0 <sup>(2)</sup>	9.3	9.6	.05
1949 <sup>(2)</sup>	26.9	9.2	9.2	.05
1950	26.5	9.0	9.1	— <sup>(1)</sup>

(1) Not yet available.  
(2) Revised.

TABLE 3.— NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,  
1939—1950.

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1939	2,986	4,695	7,681	4,346	4,967	9,313	4,866	6,820	11,686	2,815	2,493	5,308	16,994
1940	2,019	3,352	5,371	2,786	3,167	5,953	3,939	4,517	8,456	1,432	1,436	2,868	11,324
1941	1,580	3,211	4,791	2,011	2,527	4,538	3,851	3,489	7,340	940	1,049	1,989	9,329
1942	1,187	2,021	3,208	2,341	2,341	4,682	2,280	3,429	5,709	928	939	1,867	7,576
1943	1,284	2,006	3,290	2,468	2,746	5,214	2,113	4,064	6,177	1,177	1,150	2,327	8,504
1944	1,513	2,981	4,494	4,590	3,717	8,307	2,391	6,253	8,644	2,103	2,054	4,157	12,801
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722
1946	6,694	13,799	20,493	36,457	14,779	51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127
1948	25,843	41,247	67,090	24,676	33,638	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414
1949	22,224	28,854	51,078	20,365	23,645	44,010	39,368	33,225	72,593	11,710	10,785	22,495	95,088
1950 <sup>(1)</sup>													
1c January	639	1,162	1,801	1,014	882	1,896	1,226	1,411	2,637	575	485	1,060	3,697
February	1,014	1,597	2,611	1,084	1,251	2,335	1,895	1,675	3,570	716	660	1,376	4,946
March	1,220	1,887	3,107	1,262	1,424	2,686	2,279	1,859	4,138	828	827	1,655	5,793
1st Quarter	2,873	4,646	7,519	3,360	3,557	6,917	5,400	4,945	10,345	2,119	1,972	4,091	14,436
April	1,549	2,601	4,150	1,468	1,886	3,354	2,915	2,328	5,243	1,235	1,026	2,261	7,504
May	1,871	2,867	4,738	1,686	1,919	3,605	3,651	2,596	6,247	1,087	1,009	2,096	8,343
June	1,441	2,411	3,852	1,451	1,604	3,055	2,888	2,339	5,227	964	716	1,680	6,907
2nd Quarter	4,861	7,879	12,740	4,605	5,409	10,014	9,454	7,263	16,717	3,286	2,751	6,037	22,754
July	1,516	2,439	3,955	1,276	1,479	2,755	3,048	1,995	5,043	907	760	1,667	6,710
August	1,087	1,621	2,708	1,089	1,393	2,482	1,988	1,880	3,868	720	602	1,322	5,190
September	1,126	1,703	2,829	957	1,215	2,172	2,246	1,666	3,912	583	506	1,089	5,001
3rd Quarter	3,729	5,763	9,492	3,322	4,087	7,409	7,282	5,541	12,823	2,210	1,868	4,078	16,901
October	1,304	1,793	3,097	1,222	1,430	2,652	2,367	2,018	4,385	730	634	1,364	5,749
November	1,602	2,403	4,005	1,271	1,536	2,807	3,064	2,084	5,148	941	723	1,664	6,812
December	1,566	2,442	4,008	1,366	1,650	3,016	3,026	2,237	5,263	982	779	1,761	7,024
4th Quarter	4,472	6,638	11,110	3,859	4,616	8,475	8,457	6,339	14,796	2,653	2,136	4,789	19,585
Total, 1950	15,935	24,926	40,861	15,146	17,669	32,815	30,593	24,088	54,681	10,268	8,727	18,995	73,676

(1) Revised.

TABLE 4.— NUMBER OF EMIGRANTS<sup>(1)</sup> FROM CANADA, BY SEX,  
MARITAL STATUS AND AGE GROUP  
1939 — 1950.

Year	Total	Married Females <sup>(2)</sup>	Children under 18 Years <sup>(2)</sup>
1939.....	15,200	—	—
1940.....	15,800	—	—
1941.....	15,500	—	—
1942.....	14,300	—	—
1943.....	13,900	—	—
1944.....	14,900	—	—
1945.....	22,500	—	—
1946.....	33,900	—	—
1947.....	35,000	—	—
1948.....	34,800	6,700	6,200
1949			
1st Quarter.....	7,800 <sup>(4)</sup>	1,500	1,300
2nd Quarter.....	8,600 <sup>(4)</sup>	1,700	1,400
3rd Quarter.....	8,900 <sup>(4)</sup>	1,600	1,300
4th Quarter.....	8,300 <sup>(4)</sup>	1,400	1,300
Total, 1949	33,600 <sup>(4)</sup>	6,200	5,300
1950 <sup>(3)</sup>			
1st Quarter.....	6,700 <sup>(4)</sup>	1,500	1,200
2nd Quarter.....	8,200 <sup>(4)</sup>	2,000	1,700
3rd Quarter.....	9,400 <sup>(4)</sup>	2,300	1,900
4th Quarter.....	8,400	2,200	1,900
Total, 1950	32,700	8,000	6,700

(1) Estimated.

(2) Not available prior to 1948.

(3) Preliminary.

(4) Revised.

TABLE 5.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY,  
1939 — 1950.

Period	United Kingdom		United States		Other Countries		Total	
	Immi- gration	Emigra- tion <sup>(1)</sup>	Immi- gration	Emigra- tion	Immi- gration	Emigra- tion <sup>(1)</sup>	Immi- gration	Emigra- tion
1939 .....	3,600	—	5,600	10,700	7,800	—	17,000	15,200
1940 .....	3,000	—	7,100	11,000	1,200	—	11,300	15,800
1941 .....	2,300	—	6,600	10,900	400	—	9,300	15,500
1942 .....	2,300	—	5,100	10,000	200	—	7,600	14,300
1943 .....	3,800	—	4,400	9,700	300	—	8,500	13,900
1944 .....	7,700	—	4,500	10,500	600	—	12,800	14,900
1945 .....	14,600	5,100	6,400	15,800	1,700	1,600	22,700	22,500
1946 .....	51,400	9,100	11,500	22,000	8,800	2,800	71,700	33,900
1947 .....	38,800	7,900	9,400	24,100	15,900	3,000	64,100	35,000
1948 .....	46,000	7,200	7,400	24,600	72,000	3,000	125,400	34,800
1949								
1st Quarter .....	5,300	1,200	1,400	5,900 <sup>(2)</sup>	16,600	700	23,300	7,800 <sup>(2)</sup>
2nd Quarter .....	8,100	1,700	2,000	6,200 <sup>(2)</sup>	20,100	700	30,200	8,600 <sup>(2)</sup>
3rd Quarter .....	4,900	2,300	2,400	5,800 <sup>(2)</sup>	15,300	800 <sup>(2)</sup>	22,600	8,900 <sup>(2)</sup>
4th Quarter .....	3,900	2,300	1,800	5,300 <sup>(2)</sup>	13,300	700 <sup>(2)</sup>	19,000	8,300 <sup>(2)</sup>
Total, 1949	22,200	7,500	7,600	23,200 <sup>(2)</sup>	65,300	2,900 <sup>(2)</sup>	95,100	33,600 <sup>(2)</sup>
1st Quarter .....	2,300	1,400	1,300	4,700 <sup>(2)</sup>	10,800	600	14,400	6,700 <sup>(2)</sup>
2nd Quarter .....	4,500	1,500	1,800	6,100 <sup>(2)</sup>	16,500	600	22,800	8,200 <sup>(2)</sup>
3rd Quarter .....	3,000	2,100	2,600	6,500 <sup>(2)</sup>	11,300	800	16,900	9,400 <sup>(2)</sup>
4th Quarter .....	3,600	1,300	1,900	6,400	14,100	700	19,600	8,400
Total, 1950 .....	13,400	6,300	7,600	23,700	52,700	2,700	73,700	32,700

(1) Not available prior to 1945.

(2) Revised.

SECTION 2  
HOUSE-BUILDING ACTIVITY

TABLE 6.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND  
UNDER CONSTRUCTION, CANADA<sup>(1)</sup>, 1945 — 1950.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) <sup>(2)</sup>
<i>New Permanent and Temporary Housing and Conversions<sup>(3)</sup></i>			
1945	— <sup>(4)</sup>	48,470	— <sup>(4)</sup>
1946	— <sup>(4)</sup>	67,194	— <sup>(4)</sup>
1947	81,276	79,231	— <sup>(4)</sup>
1948	95,340	81,243	— <sup>(4)</sup>
1949	92,931	90,955	— <sup>(4)</sup>
1950	93,180	90,038	— <sup>(4)</sup>
<i>Dwellings in New Structures</i>			
1945	— <sup>(4)</sup>	42,488	— <sup>(4)</sup>
1946	— <sup>(4)</sup>	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	89,509	87,533	58,169
1950			
January	2,049	6,480	53,688
February	2,694	4,814	51,468
March	4,111	6,497	48,722
1st Quarter	8,854	17,791	—
April	7,370	5,380	49,301
May	13,570	5,965	56,785
June	11,966	6,460	62,257
2nd Quarter	32,906	17,805	—
July	9,820	6,764	65,430
August	9,023	8,464	65,919
September	9,806	7,684	68,030
3rd Quarter	28,649	22,912	—
October	9,633	9,432	68,046
November	6,317	8,673	65,539
December	4,082	10,686	58,850
4th Quarter	20,032	28,791	—
Total, 1950	90,441	87,299	—

(1) Excluding Yukon, Northwest Territories and Newfoundland.

(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 110).

(3) Estimated.

(4) Not available.

TABLE 7.— NUMBER OF NEW HOUSING UNITS STARTED BY AREA AND COMPLETED BY AREA AND TYPE OF UNIT, CANADA, 1946 — JANUARY, 1951.

Period	Starts		Completions				
	5000 Population and Over	Other Areas	Area		Type of Unit		
			5000 Population and Over	Other Areas	One Family	Two Family	Multiple
1946	—(1)	—(1)	—(1)	—(1)	50,345	4,206	5,903
1947	45,827	28,436	44,453	27,765	58,778	5,310	8,130
1948	57,671	32,523	48,007	28,090	61,787	4,560	9,750
1949							
1st Quarter	6,305	2,091	13,138	4,688	14,088	1,626	2,112
2nd Quarter	19,995	11,808	15,504	6,396	16,435	2,024	3,441
3rd Quarter	17,160	10,503	14,444	8,828	18,231	1,680	3,361
4th Quarter	14,665	6,982	16,699	7,836	19,668	1,920	2,947
Total, 1949	58,125	31,384	59,785	27,748	68,422	7,250	11,861
1950							
January	1,953	96	4,541	1,939	4,903	792	785
February	2,285	409	3,441	1,373	3,520	502	792
March	3,602	509	5,230	1,267	4,497	582	1,418
1st Quarter	7,840	1,014	13,212	4,579	12,920	1,876	2,995
April	6,149	1,221	4,291	1,089	4,075	430	875
May	9,307	4,263	4,615	1,350	4,609	376	980
June	11,616	350	5,117	1,345	4,935	564	961
2nd Quarter	27,072	5,834	14,023	3,782	13,619	1,370	2,816
July	4,157	5,663	4,306	2,458	5,447	492	825
August	6,205	2,818	5,880	2,584	6,515	912	1,037
September	7,395	2,411	5,881	1,803	5,674	618	1,392
3rd Quarter	17,757	10,892	16,067	6,845	17,636	2,022	3,254
October	7,213	2,420	6,408	3,024	7,471	750	1,211
November	4,808	1,509	5,640	3,033	7,304	422	947
December	3,397	685	7,120	3,566	8,021	934	1,731
4th Quarter	15,418	4,614	19,168	9,623	22,796	2,106	3,889
Total, 1950	68,087	22,354	62,470	24,829	66,971	7,374	12,954
1951							
January (2)	2,307	—(1)	5,895	—(1)	—(1)	—(1)	—(1)

(1) Not available.

(2) Preliminary.

**TABLE 8.— NEW RESIDENTIAL CONSTRUCTION,  
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940 — 1950.**

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1940	50.1	7.4	57.5	— (1)	— (1)	— (1)
1941	61.1	8.9	70.0	— (1)	— (1)	— (1)
1942	44.6	8.5	53.1	601	14,326	14,927
1943	41.2	8.7	49.9	1,164	12,019	13,183
1944	70.7	12.2	82.9	4,203	19,492	23,695
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.3	23.1	299.5	6,473	44,838	51,311
<b>1949</b>						
January	8.7	.9	9.6	351	1,296	1,647
February	10.4	1.1	11.5	439	1,372	1,811
March	27.0	1.8	28.8	1,001	3,683	4,684
1st Quarter	46.1	3.8	49.9	1,791	6,351	8,142
April	38.8	2.8	41.6	1,108	5,364	6,472
May	40.9	5.3	46.2	508	6,201	6,709
June	35.7	3.0	38.7	1,156	4,859	6,015
2nd Quarter	115.4	11.1	126.5	2,772	16,414	19,196
July	30.6	2.3	32.9	605	4,619	5,224
August	30.6	2.4	33.0	951	4,262	5,213
September	34.4	2.2	36.6	1,137	4,806	5,943
3rd Quarter	95.6	6.9	102.5	2,693	13,687	16,380
October	24.5	2.2	26.7	649	3,413	4,062
November	26.6	1.4	28.0	1,004	3,338	4,342
December	20.2	.9	21.1	986	2,182	3,168
4th Quarter	71.3	4.5	75.8	2,639	8,933	11,572
<b>Total, 1949</b>	<b>328.4</b>	<b>26.3</b>	<b>354.7</b>	<b>9,895</b>	<b>45,395</b>	<b>55,290</b>
<b>1950</b>						
January	7.2	1.2	8.4	322	933	1,255
February	12.5	1.1	13.6	1,132	1,396	2,528
March	28.6	1.8	30.4	577	3,817	4,394
1st Quarter	48.3	4.1	52.4	2,031	6,146	8,177
April <sup>(2)</sup>	41.4	2.9	44.3	1,014	5,522	6,536
May <sup>(2)</sup>	67.2	5.0	72.2	2,496	8,074	10,570
June <sup>(2)</sup>	49.2	3.7	52.9	979	6,470	7,449
2nd Quarter <sup>(2)</sup>	157.8	11.6	169.4	4,489	20,066	24,555
July <sup>(2)</sup>	38.2	3.9	42.1	932	5,174	6,106
August <sup>(2)</sup>	35.3	3.2	38.5	623	4,526	5,149
September <sup>(2)</sup>	35.7	3.1	38.8	687	4,371	5,058
3rd Quarter <sup>(2)</sup>	109.2	10.2	119.4	2,242	14,071	16,313
October	36.4	5.1	41.5	1,132	4,533	5,665
November	22.5	2.4	24.9	565	2,776	3,341
December	14.2	1.0	15.2	851	1,361	2,212
4th Quarter	73.1	8.5	81.6	2,548	8,670	11,218
<b>Total, 1950</b>	<b>388.4</b>	<b>34.4</b>	<b>422.8</b>	<b>11,310</b>	<b>48,953</b>	<b>60,263</b>

(1) Not available.

(2) Revised.

TABLE 9.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,  
CANADA, 1939 — 1950.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Housing Units		
	Apartments	All Other Residential Dwellings	Total	<sup>(1)</sup> Apartments	All Other Residential Dwellings	Total
1939	9.8	57.7	67.5	2,403	21,559	23,962
1940	8.5	59.2	67.7	1,960	20,554	22,514
1941	6.2	86.2	92.4	1,330	29,140	30,470
1942	.9	78.4	79.3	171	29,823	29,994
1943	.9	78.2	79.1	169	29,720	29,889
1944	8.8	122.4	131.2	1,580	36,725	38,305
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	185.0	197.2	1,743	36,458	38,201
1948	30.1	342.9	373.1	3,730	62,500	66,230
1949						
January	15.1	15.2	30.3	1,780	2,334	4,114
February	3.8	15.5	19.3	446	2,313	2,759
March	5.8	14.1	19.9	685	2,266	2,951
1st Quarter	24.7	44.8	69.5	2,911	6,913	9,824
April	5.3	31.1	36.4	614	4,880	5,494
May	4.3	43.9	48.2	497	7,277	7,774
June	2.6	44.3	46.9	304	7,544	7,848
2nd Quarter	12.2	119.3	131.5	1,415	19,701	21,116
July	5.6	46.6	52.2	660	7,382	8,042
August	4.3	51.6	55.9	511	8,665	9,176
September	11.0	39.8	50.8	1,297	6,331	7,628
3rd Quarter	20.9	138.0	158.9	2,468	22,378	24,846
October	5.8	38.9	44.7	679	6,846	7,525
November	2.7	28.6	31.3	321	4,931	5,252
December	3.2	25.3	28.5	371	3,478	3,849
4th Quarter	11.7	92.8	104.5	1,371	15,255	16,626
Total, 1949	69.5	394.9	464.4	8,165	64,247	72,412
1950 <sup>(2)</sup>						
January	3.6	20.4	24.0	423	2,855	3,278
February	3.5	16.7	20.2	408	2,532	2,940
March	2.6	27.6	30.2	304	3,889	4,193
1st Quarter	9.7	64.7	74.4	1,135	9,276	10,411
April	3.9	39.1	43.0	449	5,608	6,057
May	4.3	49.8	54.1	497	6,750	7,247
June	5.8	57.5	63.3	655	9,674	10,329
2nd Quarter	14.0	146.4	160.4	1,601	22,032	23,633
July	6.8	66.2	73.0	748	9,660	10,408
August	3.7	44.7	48.4	410	6,664	7,074
September	7.9	48.1	56.0	842	7,463	8,305
3rd Quarter	18.4	159.0	177.4	2,000	23,787	25,787
October	6.7	47.9	54.6	709	6,921	7,630
November	5.4	38.4	43.8	574	5,528	6,102
December	5.1	23.3	28.3	539	3,240	3,779
4th Quarter	17.2	109.6	126.7	1,822	15,689	17,511
Total, 1950	59.3	479.7	539.0	6,558	70,784	77,342

(1) Estimated.

(2) Revised.



TABLE 10.— EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,  
RESIDENTIAL AND OTHER, CANADA,  
1945 — 1950.  
(Millions of Dollars)

Year	New Construction			Repair and Maintenance			Total		
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	Total
1945.....	285.6	420.4	706.0	96.3	368.7	465.0	381.9	789.1	1,171.0
1946.....	412.0	602.0	1,014.0	105.3	395.7	501.0	517.3	997.7	1,515.0
1947.....	539.7	887.0	1,426.7	130.9	456.5	587.4	670.6	1,343.5	2,014.1
1948									
1st Quarter.....	110.6	197.4	308.0	28.8	82.1	110.9	144.7	274.2	418.9
2nd Quarter.....	129.2	291.8	421.0	34.1	118.8	152.1	158.0	415.1	573.1
3rd Quarter.....	211.4	370.6	582.0	48.9	161.3	210.2	260.3	531.9	792.2
4th Quarter.....	216.5	345.5	562.0	50.1	152.7	202.8	266.6	498.2	764.8
Total, 1948.....	667.7	1,205.3	1,873.0	161.9	514.1	676.0	829.6	1,719.4	2,549.0
1949 <sup>(1)</sup>									
1st Quarter.....	142.9	240.6	383.5	33.0	84.8	117.8	175.9	325.4	501.3
2nd Quarter.....	168.2	331.3	499.5	38.4	141.1	179.5	206.6	472.4	679.0
3rd Quarter.....	221.8	397.3	619.1	51.2	168.7	219.9	273.0	566.0	839.0
4th Quarter.....	229.6	359.2	588.8	52.7	150.9	203.6	282.3	510.1	792.4
Total, 1949.....	762.5	1,328.4	2,090.9	175.3	545.5	720.8	937.8	1,873.9	2,811.7
1950 <sup>(1)</sup>									
1st Quarter.....	145.2	238.1	383.3	34.1	77.9	112.0	179.3	316.0	495.3
2nd Quarter.....	157.0	381.2	538.2	40.4	143.4	183.8	197.4	524.6	722.0
3rd Quarter.....	244.2	463.4	707.6	56.3	174.5	230.8	300.5	637.9	938.4
4th Quarter.....	257.6	447.9	705.5	59.2	165.7	224.9	316.8	613.6	930.4
Total, 1950.....	804.0	1,530.6	2,334.6	190.0	561.5	751.5	994.0	2,092.1	3,086.1

(1) Revised.

## SECTION 3

## PUBLICLY ASSISTED HOUSE-BUILDING

TABLE 11.— NUMBER OF NEW PERMANENT HOUSING UNITS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — 1950.

Period	Publicly-Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing <sup>(2)</sup>	Total Housing
		With Government Financial Assistance			Other	Total Privately-Initiated Housing		
		Loans	Guarantees	Sub-total <sup>(1)</sup>				
1947	7,190	12,963	387	13,533	53,668	67,201	20,723	74,391
1948								
1st Quarter	537	1,972	56	2,033	4,108	6,141	2,570	6,678
2nd Quarter	2,703	5,555	106	5,745	24,642	30,387	8,448	33,090
3rd Quarter	4,418	5,533	326	5,901	21,029	26,930	10,319	31,348
4th Quarter	2,348	4,303	1,040	5,350	11,380	16,730	7,698	19,078
Total, 1948	10,006	17,363	1,528	19,029	61,159	80,188	29,035	90,194
1949								
1st Quarter	364	2,737	687	3,466	4,566	8,032	3,830	8,396
2nd Quarter	1,248	5,123	163	5,304	25,251	30,555	6,552	31,803
3rd Quarter	3,871	6,139	2,012	8,157	15,635	23,792	12,028	27,663
4th Quarter	2,319	9,580	772	10,352	8,976	19,328	12,671	21,647
Total, 1949	7,802	23,579	3,634	27,279	54,428	81,707	35,081	89,509
1950								
1st Quarter	92	3,377 <sup>(3)</sup>	838	4,215 <sup>(3)</sup>	4,547 <sup>(3)</sup>	8,762 <sup>(3)</sup>	4,307 <sup>(3)</sup>	8,854
2nd Quarter	1,794	10,590 <sup>(3)</sup>	390 <sup>(3)</sup>	11,099 <sup>(3)</sup>	20,013 <sup>(3)</sup>	31,112 <sup>(3)</sup>	12,893 <sup>(3)</sup>	32,906
3rd Quarter	1,570	13,417 <sup>(3)</sup>	441 <sup>(3)</sup>	13,858 <sup>(3)</sup>	13,221 <sup>(3)</sup>	27,079 <sup>(3)</sup>	15,428 <sup>(3)</sup>	28,649
4th Quarter	1,003	10,519	321	10,840	8,189	19,029	11,843	20,032
Total, 1950	4,459	37,903	1,990	40,012	45,970	85,982	44,471	90,441

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.

(2) Includes direct Government housing and privately-initiated housing with Government financial assistance.

(3) Revised.

TABLE 12.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, <sup>(1)</sup>  
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING  
UNITS FINANCED, CANADA, FEBRUARY, 1945 — 1950.

Period	Number of Loans <sup>(2)</sup>	Number of Housing Units <sup>(2)</sup>	Amount of Loans \$000			
			Joint		Direct Loan	Total
			Basic Loan	Additional Loan		
1945 <sup>(3)</sup> .....	5,142	5,695	23,832	—	—	23,832
1946.....	8,492 <sup>(4)</sup>	13,042	43,280	—	18,355	61,635
1947.....	10,549	12,734	60,576	—	1,133	61,709
1948.....	16,913 <sup>(4)</sup>	20,730 <sup>(4)</sup>	106,692	—	1,708 <sup>(4)</sup>	108,400 <sup>(4)</sup>
1949 <sup>(4)</sup>						
1st Quarter.....	2,716	4,718	17,344	—	8,074	25,418
2nd Quarter.....	5,885	8,414	36,286	—	8,950	45,236
3rd Quarter.....	5,738	8,252	33,744	11	11,717	45,472
4th Quarter.....	5,267	7,631	31,819	3,407	10,051	45,277
Total, 1949.....	19,606	29,015	119,193	3,418	38,792	161,403
1950 <sup>(4)</sup>						
January.....	1,311	1,611	8,882	1,093	352	10,327
February.....	1,859	2,942	11,821	1,608	4,375	17,804
March.....	2,701	2,959	18,328	2,588	41	20,957
1st Quarter.....	5,871	7,512	39,031	5,289	4,768	49,088
April.....	3,252	4,187	21,933	3,013	2,803	27,749
May.....	4,193	5,368	29,226	3,800	2,700	35,726
June.....	4,381	5,835	28,455	3,873	5,783	38,111
2nd Quarter.....	11,826	15,390	79,614	10,686	11,286	101,586
July.....	4,249	4,844	28,280	3,969	1,118	33,367
August.....	3,750	4,619	25,070	3,502	3,214	31,786
September.....	3,304	3,948	22,796	3,189	1,286	27,271
3rd Quarter.....	11,303	13,411	76,146	10,660	5,618	92,424
October.....	2,804	3,280	19,630	2,606	594	22,830
November.....	2,290	2,759	15,771	2,176	1,365	19,312
December.....	2,205	2,800	15,934	2,168	1,386	19,488
4th Quarter.....	7,299	8,839	51,335	6,950	3,345	61,630
Total, 1950.....	36,299	45,152	246,126	33,585	25,017	304,728
Total, Feb. 1, 1945 — Dec. 31, 1950.....	97,001	126,368	599,699	37,003	85,005	721,707

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

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

(3) Covers period February 1 to December 31.

(4) Revised.

TABLE 13.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NET LOANS APPROVED, BY TYPE OF LOAN,  
CANADA, 1949 AND 1950.

Type of Loan	1949 <sup>(1)</sup>				1950			
	Number of Loans	Number of Dwellings	Amount \$000	Average Loan per Dwelling \$	Number of Loans	Number of Dwellings	Amount \$000	Average Loan per Dwelling \$
Housing for Home-Ownership:								
Loans to home-owners.....	6,251	6,473	36,258	5,601	11,020	11,558	76,885	6,652
Loans to builders for sale:								
Integrated housing.....	2,704	2,717	16,470	6,062	1,126	1,126	7,789	6,917
Other.....	9,852	10,358	59,296	5,725	23,563	24,965	182,453	7,308
Sub-total.....	18,807	19,548	112,024	5,731	35,709	37,649	267,127	7,095
Housing for Rental Purposes:								
Loans to individuals.....	489	2,702	12,225	4,524	399	3,210	15,375	4,790
Rental Insurance.....	305	6,621	36,231	5,472	186	4,191	21,791	5,199
Primary industries.....	—	—	—	—	1	8	55	6,910
Limited Dividend Corporations....	5	144	924	6,416	4	94	379	4,033
Sub-total.....	799	9,467	49,380	5,216	590	7,503	37,600	5,011
Total Gross Loans.....	19,606	29,015	161,404	5,563	36,299	45,152	304,727	6,749
Cancellations, adjustments, and reinstatements.....	1,580	3,870	20,699	—	1,907	2,450	15,873	—
Total Net Loans.....	18,026	25,145	140,705	5,596	34,392	42,702	288,854	6,764

(1) Revised.

TABLE 14.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944<sup>(1)</sup>  
ANALYSIS OF GROSS LOANS APPROVED SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS AND AVERAGE  
ESTIMATED COST BY TYPE OF DWELLING, CANADA, 1949 and 1950.

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
				\$	\$	\$	\$	\$	\$
1949 <sup>(2)</sup>									
Single 1-Storey .....	9,420	9,420	50,952	657	7,335	153	8,145	6,467	5,409
Single 1½-Storey .....	6,359	6,359	38,794	694	7,843	177	8,714	7,286	6,101
Single 2-Storey .....	1,897	1,897	12,788	783	9,466	202	10,451	8,438	6,741
Semi-Detached .....	527	630	4,059	640	8,442	242	9,324	7,801	6,443
Duplex .....	431	942	4,265	473	6,631	155	7,259	5,721	4,528
Triplex .....	67	201	831	472	6,725	230	7,427	5,355	4,133
Double Duplex .....	256	726	3,733	573	7,230	287	8,090	6,478	5,142
Row House .....	200	416	1,737	297	5,571	154	6,022	5,360	4,176
Apartment .....	444	8,280	43,320	326	6,209	482	7,017	6,246	5,232
Total	19,601	28,871	160,479	564	7,232	262	8,058	6,695	5,559
1950									
Single 1-Storey .....	17,638	17,638	122,092	835	8,170	209	9,214	7,795	6,922
Single 1½-Storey .....	11,360	11,388	84,854	873	8,302	263	9,438	8,214	7,451
Single 2-Storey .....	3,430	3,430	28,342	991	9,967	336	11,294	9,375	8,263
Semi-Detached .....	1,431	1,477	11,440	842	8,763	284	9,889	8,573	7,746
Duplex .....	849	1,700	8,848	547	6,939	220	7,706	6,113	5,204
Triplex .....	88	262	1,152	692	6,891	301	7,884	5,600	4,397
Double Duplex .....	1,177	3,016	17,359	581	6,884	299	7,764	6,667	5,756
Row House .....	8	88	590	743	7,195	714	8,652	7,978	6,705
Apartment .....	313	6,051	29,616	319	5,817	472	6,608	6,100	4,894
Total	36,294	45,050	304,293	759	7,902	278	8,939	7,668	6,755

1) Excluding loan approvals under sections 9 and 9A.

(2) Revised.

TABLE 15. — OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,  
APRIL, 1946 — 1950.

Period	Number of Loans	Number of New Housing Units	Amount  \$	Average Loan per New Housing Unit  \$
1946	25	48	76,315	1,590
1947	11	16	30,775	1,923
1948				
1st Quarter	1	1	1,000	1,000
2nd Quarter	0	—	—	—
3rd Quarter	2	3	6,000	2,000
4th Quarter	0	—	—	—
Total, 1948	3	4	7,000	1,750
Total, 1949	0	—	—	—
1950				
1st Quarter	0	—	—	—
2nd Quarter	0	—	—	—
3rd Quarter	1	2	5,000	2,500
4th Quarter	0	—	—	—
Total, 1950	1	2	5,000	2,500
Total, April, 1946 — December, 1950	40	70	119,090	1,701

TABLE 16.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup> NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941 — 1950.

Period	Number of Housing Units			Actual Expenditure \$'000			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941-1945 <sup>(2)</sup>	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949							
1st Quarter	194	2,158	4,655	11,299	4	1,315	12,618
April	183	891	3,947	746	2	217	965
May	526	719	3,754	2,552	3	180	2,735
June	539	1,282	3,011	2,090	—	312	2,402
2nd Quarter	1,248	2,892	—	5,388	5	709	6,102
July	380	604	2,787	2,821	—	403	3,229
August	626	512	2,901	3,139	2	562	3,703
September	1,111	533	3,479	3,165	3	418	3,586
3rd Quarter	2,117	1,649	—	9,125	5	1,388	10,518
October	830	339	3,970	3,804	101	523	4,428
November	427	597	3,800	3,521	4	413	3,938
December	50	169	3,681	4,960	41	885	5,886
4th Quarter	1,307	1,105	—	12,285	146	1,821	14,252
Total, 1949	4,866	7,804	—	38,097	160 <sup>(3)</sup>	5,233	43,490
1950							
January	0	360	3,321	321	2 <sup>(4)</sup>	274	597 <sup>(4)</sup>
February	16	346	2,991	1,682	0	272	1,954
March	4	324	2,671	2,407 <sup>(4)</sup>	6 <sup>(4)</sup>	192	2,605 <sup>(4)</sup>
1st Quarter	20	1,030	—	4,410 <sup>(4)</sup>	8 <sup>(4)</sup>	738	5,156 <sup>(4)</sup>
April	81	324	2,428	684	8 <sup>(4)</sup>	45	737 <sup>(4)</sup>
May	450	520	2,358	1,052	14 <sup>(4)</sup>	145	1,211 <sup>(4)</sup>
June	210	382	2,186	1,353	8 <sup>(4)</sup>	283	1,644 <sup>(4)</sup>
2nd Quarter	741	1,226	—	3,089	30 <sup>(4)</sup>	473	3,592 <sup>(4)</sup>
July	143	286	2,013	1,147	10 <sup>(4)</sup>	233	1,395 <sup>(4)</sup>
August	86	671	1,458	1,065	2 <sup>(4)</sup>	306	1,373 <sup>(4)</sup>
September	2	209	1,251	840	0	207	1,047
3rd Quarter	231	1,166	—	3,052	12 <sup>(4)</sup>	751	3,815 <sup>(4)</sup>
October	0	136	1,115	819	6	343	1,168
November	0	149	966	642	36	459	1,137
December	31	84	913	831	76	435	1,342
4th Quarter	31	369	—	2,292	118	1,237	3,647
Total, 1950	1,023	3,791	—	12,843	168	3,199 <sup>(5)</sup>	16,210
Total, April 1941—Dec., 1950	50,634	49,721	—	222,076	14,214	33,340	269,630

(1) Operations during 1941-1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Covers expenditures on 200 garages not shown as supplementary buildings in Table 17 on p. 45.

(4) Revised.

(5) Excluding \$1,148,000 recoverable from municipalities.

**TABLE 17.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND  
HOUSING CORPORATION, <sup>(1)</sup> CONSTRUCTION UNDER CONTRACT, BY UNITS,  
CANADA, 1945 — 1950.**

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—March.....	72	2,873	6
June.....	61	3,451	6
September.....	87	6,332	7
December.....	98	6,486	7
1948—March.....	88	4,698	8
June.....	90	6,410	4
September.....	107	8,442	0
December.....	104	7,745	0
1949—January.....	97	7,235	3
February.....	91	6,755	4
March.....	84	5,940	4
April.....	73	5,049	4
May.....	68	4,476	4
June.....	48	4,028	4
July.....	48	3,844	4
August.....	48	3,797	4
September.....	65	4,677	4
October.....	63	4,816	4
November.....	59	4,219	4
December.....	51	4,077	1
1950—January.....	51	3,320	5
February.....	35	2,990	1
March.....	48	3,055	1
April.....	48	2,428	1
May.....	50	2,393	1
June.....	45	2,264	1
July.....	42	2,162	1
August.....	32	1,491	2
September.....	30	1,282	2
October.....	20	1,146	2
November.....	14	966	4
December <sup>(2)</sup> .....	10	913	5

(1) Operations during 1945–1947 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at December 31, 1950, total 10.



TABLE 18. — VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, YEAR ENDS, 1947 — 1950.

Item	Stage of Construction Yet to be Completed	Number of Housing Units			
		1947	1948	1949	1950
1.	Excavation.....	1,132	1,024	396	0
2.	Foundation.....	1,442	1,296	457	0
3.	Water and Sewer under Building.	1,964	3,021	1,180	198
4.	Framing.....	2,268	2,551	1,240	80
5.	Doors, frames and window sash..	3,327	3,665	1,650	63
6.	Chimneys.....	3,262	4,357	1,792	55
7.	Roofs shingled.....	3,420	3,942	1,911	66
8.	Plumbing roughed in.....	3,824	4,554	1,768	130
9.	Wiring roughed in.....	4,130	5,138	2,364	196
10.	Insulation.....	4,528	5,705	2,678	310
11.	Wall and ceiling board and taping	4,955	6,274	3,021	595
12.	Finished flooring laid.....	4,854	6,373	3,011	714
13.	Exterior finish, including siding and trim.....	4,268	5,205	2,533	454
14.	Porches.....	3,510	5,390	2,417	554
15.	Interior trim.....	5,583	7,118	3,394	685
16.	Interior painting.....	6,188	7,482	3,704	831
17.	Hardware.....	6,138	7,327	3,723	870
18.	Plumbing fixtures.....	6,220	7,278	3,778	863
19.	Electrical work complete.....	6,351	7,482	3,784	865
20.	Exterior painting.....	8,005	8,575	4,189	801
21.	Water and sewer to main.....	3,925	3,866	1,801	206
22.	Electrical services connected.....	5,973	7,529	3,828	822
23.	Final inspection.....	6,486	7,745	4,077	913

TABLE 19. — CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943 — 1950.

Type of Project	Number of Housing Units			Expenditure on Housing Units Completed, Current Construction, Repairs and Other Services <sup>(1)</sup> \$000
	Started	Completed	Under Construction (At End of Period)	
1. Small Holdings: Sub-Division Projects: Sept. 1943—Dec. 1948	2,673	2,673	—	22,674 <sup>(2)</sup>
Total, 1949	—	—	—	—
Total, 1950	—	—	—	—
Sub-Total	2,673	2,673	—	22,674 <sup>(2)</sup>
2. Small Holdings: Individual Projects: Sept. 1943—Dec. 1948	4,567	2,910	1,657	22,836
Total, 1949	1,753	1,345	2,065	10,432
Total, 1950	1,960	1,732	2,293	9,989
Sub-Total	8,280	5,987	—	43,257
3. Full-Time Farming Projects: Sept. 1943—Dec. 1948	682	430	252	4,043 <sup>(2)</sup>
Total, 1949	112	118	246	1,213 <sup>(2)</sup>
Total, 1950	296	315	227	930
Sub-Total	1,090	863	—	6,186 <sup>(2)</sup>
4. Other Projects: Sept. 1943—Dec. 1948	1,220 <sup>(2)</sup>	927 <sup>(2)</sup>	293	2,703
Total, 1949	117	98	312	1,110
Total, 1950	55	102	265	832
Sub-Total	1,392	1,127	—	4,645
5. All Projects: Sept. 1943—Dec. 1948	9,142 <sup>(2)</sup>	6,940 <sup>(2)</sup>	2,202	52,256 <sup>(2)</sup>
Total, 1949	1,982	1,561	2,623	12,755 <sup>(2)</sup>
Total, 1950	2,311	2,149	2,785	11,751
Total, Sept. 1943—Dec. 1950	13,435	10,650	—	76,762

(1) See p. 112.

(2) Revised.

TABLE 20.— ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY THE DEPARTMENT OF NATIONAL DEFENCE, PERMANENT AND TEMPORARY HOUSING, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947 — 1950<sup>(1)</sup>.

Period	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 <sup>(2)</sup>	522	522	1,044
1948	1,807	174	1,981	363	643	1,006	1,967	30	1,997	10,845	636	11,481
1949												
1st Quarter	170	2	172	545	14	559	1,592	18	1,610	3,556	2	3,558
2nd Quarter	101	0	101	565	0	565	1,128	18	1,146	2,263	9	2,272
3rd Quarter	2	0	2	273	5	278	857	13	870	4,317	4	4,321
4th Quarter	118	0	118	348	12	360	627	1	628	3,596	2	3,598
Total, 1949	391	2	393	1,731	31	1,762	—	—	—	13,732	17	13,749
1950												
1st Quarter	0	0	0	259	0	259	368	1	369	1,912	2	1,914
2nd Quarter	130	0	130	272	1	273	226	0	226	1,837	3	1,840
3rd Quarter	148	0	148	35	0	35	339	0	339	1,254	0	1,254
4th Quarter	0	0	0	62	0	62	277	0	277	573	0	573
Total, 1950	278	0	278	628	1	629	—	—	—	5,576	5	5,581
Total, <sup>(3)</sup> Jan. 1947— Dec., 1950	2,957	1,000	3,957	2,740	1,113	3,853	—	—	—	30,675	1,180	31,855

(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.

(3) Includes 497 units started in remote areas. 220 of which were completed and expenditure on which amounted to \$4 million.

TABLE 21.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup> NUMBER OF HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949 — 1950.

Period	Number of Housing Units <sup>(2)</sup>			Actual Expenditures <sup>(2)</sup> \$000		
	Started	Completed	Under Construction (at End of Period)	Housing	Land, Improvements and Other Outlay	Total
1949						
1st Quarter	—	—	—	2	—	2
2nd Quarter	—	—	—	38	11	49
July	97	—	97	46	—	46
August	559	—	656	295	21	316
September	1,096	—	1,752	1,173	54	1,227
3rd Quarter	1,752	—	—	1,514	75	1,589
October	649	—	2,401	2,928	192	3,120
November	271	—	2,672	3,190	269	2,459
December	92	20	2,744	2,281	725	4,006
4th Quarter	1,012	20	—	8,399	1,186	9,585
Total, 1949	2,764	20	—	9,950	1,272	11,225
1950						
January	44	42	2,746	687	74	761
February	12	79	2,679	1,648	187	1,835
March	16	101	2,594	2,475	330	2,805
1st Quarter	72	222	—	4,810	591	5,401
April	67	88	2,574	926	141	1,067
May	367	104	2,836	1,433	271	1,704
June	619	285	3,170	1,804	274	2,078
2nd Quarter	1,053	477	—	4,163	686	4,849
July	459	278	3,351	1,770	411	2,181
August	321	434	3,238	2,740	322	3,062
September	559	361	3,436	2,046	406	2,452
3rd Quarter	1,339	1,073	—	6,556	1,139	7,695
October	493	206	3,723	2,244	444	2,688
November	395	363	3,755	2,919	607	3,526
December	84	215	3,624	4,815	1,025	5,840
4th Quarter	972	784	—	9,978	2,076	12,054
Total, 1950	3,436	2,556	—	25,507	4,492	29,999

(1) The construction operations in respect to the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 20.

(2) Not shown are 497 units started in remote areas, 220 of which were completed and expenditures on which amounted to \$4 million. Data for 1950 revised.

TABLE 22. — LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,  
1929 — 1950.

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)		
1945 <sup>(3)</sup>	53	48	25	10	794	1,973	26,832	54,694
1946	57	49	49	25	1,299	3,311	804	2,031
1947	57	58	49	18	1,222	3,191	1,309	3,386
1948	62	85	145	66	1,813	4,663	1,227	3,267
							1,828	4,814
1949								
1st Quarter	7	9	10	5	252	760	254	774
April	0	—	1	1	39	101	39	102
May	8	13	7	5	126	344	128	362
June	16	30	21	13	238	584	243	627
2nd Quarter	24	43	29	19	403	1,029	410	1,091
July	11	25	19	8	192	489	200	522
August	12	17	28	10	234	571	238	598
September	15	25	28	11	223	587	226	623
3rd Quarter	38	67	75	29	649	1,647	664	1,743
October	7	10	21	10	208	554	211	574
November	3	2	17	5	214	543	215	550
December	7	17	10	5	232	625	235	647
4th Quarter	17	29	48	20	654	1,722	661	1,771
Total, 1949	86	148	162	73	1,958	5,158	1,989	5,379
1950								
January	5	7	5	1	95	264	96	272
February	1	1	5	0	83	219	83	220
March	3	4	6	1	75	195	76	200
1st Quarter	9	12	16	2	253	678	255	692
April	2	1	5	2	44	107	45	111
May	4	9	3	1	54	139	55	149
June	9	24	17	10	199	470	203	503
2nd Quarter	15	34	25	13	297	716	303	763
July	14	36	29	10	282	680	288	726
August	11	15	13	6	252	617	255	638
September	5	6	21	10	191	488	192	504
3rd Quarter	30	57	63	26	725	1,785	735	1,868
October	8	7	16	7	208	536	210	550
November	5	6	19	8	226	586	227	600
December	4	7	22	6	175	462	175	475
4th Quarter	17	20	57	21	609	1,584	612	1,625
Total, 1950	71	123	161	62	1,884	4,763	1,905	4,948
Total, May 1929—Dec. 1950	—	—	—	—	—	—	36,187	81,842

(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 23.— LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,  
CANADA, MARCH, 1945 — 1950.**

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 <sup>(1)</sup>	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	387	488	448	333	21,211	17,340	22,046	18,160
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949								
1st Quarter	32	49	102	82	6,192	6,071	6,326	6,203
2nd Quarter	144	234	283	265	12,186	11,203	12,613	11,702
3rd Quarter	130	177	232	210	14,988	17,084	15,350	17,471
4th Quarter	128	177	287	234	10,081	10,101	10,496	10,511
Total, 1949	434	637	904	791	43,447	44,459	44,785	45,887
1950								
January	17	24	13	15	957	986	987	1,025
February	9	18	13	11	3,341	3,691	3,363	3,720
March	29	39	47	40	5,904	5,607	5,980	5,686
1st Quarter	55	81	73	66	10,202	10,284	10,330	10,431
April	38	57	72	64	5,874	5,564	5,984	5,685
May	51	80	92	84	6,860	6,330	7,003	6,494
June	80	133	129	116	4,494	4,067	4,703	4,316
2nd Quarter	169	270	293	264	17,225	15,961	17,690	16,495
July <sup>(2)</sup>	70	116	113	104	4,431	4,947	4,617	5,173
August <sup>(2)</sup>	40	53	69	68	7,731	10,224	7,834	10,334
September <sup>(2)</sup>	34	54	86	74	5,813	7,154	5,930	7,277
3rd Quarter <sup>2</sup>	144	223	268	246	17,975	22,325	18,381	22,784
October <sup>(2)</sup>	63	92	124	103	6,143	6,872	6,330	7,068
November	53	85	124	100	3,931	4,175	4,110	4,365
December <sup>(2)</sup>	27	47	85	71	2,016	2,152	2,129	2,274
4th Quarter <sup>2</sup>	143	224	333	274	12,090	13,199	12,569	13,707
Total, 1950	511	798	967	850	57,492	61,769	58,970	63,417
Total, March 1945–Dec. 1950	2,267	3,038	3,440	2,790	167,866	164,230	173,573	170,057

(1) Covers period March 1 to December 31.

(2) Estimated.

TABLE 24.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,  
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION AND PER CENT VACANT,  
BY TYPE OF UNIT, 1947 — 1950.

As at End of Month	Units in New Structures						Home Conversion Plan		All Units	
	Single Units		Multiple Units		Total		Number of Units	Per cent Vacant	Number of Units	Per cent Vacant
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant				
1947										
March	26,867	.7	42	—	26,909	.7	2,081	—	28,990	.6
June	28,074	.5	42	—	28,116	.5	2,098	—	30,214	.5
September	28,769	.4	539	2.0	28,811	.6	2,085	—	30,896	.5
December	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	.5
1948										
March	31,606	.4	1,132	—	32,738	.4	2,065	—	34,803	.4
June	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	.7
September	33,731	.4	1,392	—	35,123	.4	1,990	.5	37,113	.4
December	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	.3
1949										
March	35,373	.7	1,505	—	36,878	.7	1,671	.3	38,549	.7
June	37,461	.6	1,642	.7	39,103	.6	1,512	.9	40,615	.7
September	38,765	.7	1,752	.7	40,517	.7	1,361	1.2	41,878	.7
December	38,367	.4	1,768	.3	40,135	.4	1,213	.8	41,348	.4
1950										
January	37,190	.4	1,768	.3	38,958	.4	1,178	1.1	41,133	.4
February	38,727	.4	1,768	.3	40,495	.4	1,173	1.7	41,668	.4
March	38,859	.5	1,768	.3	40,627	.5	1,084	2.1	41,711	.5
April	38,868	.5	1,768	.1	40,636	.4	1,051	2.7	41,687	.5
May	38,772	.5	1,768	.8	40,540	.5	981	2.4	41,521	.6
June	38,667	.4	1,768	.7	40,435	.1	975	3.1	41,410	.4
July	37,720	.6	1,768	.8	39,488	.6	898	4.1	40,386	.6
August	37,593	.5	1,768	.6	39,361	.5	824	1.5	40,185	.6
September	37,687	.5	1,768	.6	39,455	.5	794	.7	40,249	.5
October	37,197	.6	1,767	.4	38,964	.6	785	1.0	39,749	.6
November	36,586	.7	1,767	.5	38,353	.7	760	2.1	39,113	.7
December	36,104	.7	1,767	.5	37,871	.6	735	1.0	38,606	.8

TABLE 25.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS, AND TOTAL ESTIMATED COST APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948 — 1950.

Period	With Loans Under The N.H.A.			With Conventional Loans			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1948	6	220	1,362	30	1,768	13,123	36	1,988	14,485
1949									
1st Quarter	23	993	7,408	23	541	4,230	46	1,534	11,638
2nd Quarter	19	1,302	9,593	6	15	33	25	1,317	9,626
3rd Quarter	17	1,290	8,529	10	1,554	11,318	27	2,844	19,847
4th Quarter	13	1,493	9,667	7	532	3,090	20	2,025	12,757
Total, 1949	72	5,078	35,197	46	2,642	18,671	118	7,720	53,868
1950 <sup>(1)</sup>									
January	4	80	628	1	171	1,449	5	251	2,077
February	4	402	2,789	2	35	264	6	437	3,053
March	7	1,006	6,601	1	36	241	8	1,042	6,842
1st Quarter	15	1,488	10,018	4	242	1,954	19	1,730	11,972
April	3	486	3,650	2	100	887	5	586	4,537
May	1	38	233	4	85	713	5	123	946
June	2	47	306	0	15	129	2	62	435
2nd Quarter	6	571	4,189	6	200	1,729	12	771	5,918
July	3	320	2,240	2	133	1,014	5	453	3,254
August	0	-76	-573	2	149	1,185	2	73	612
September	4	242	1,875	-1	29	240	3	271	2,115
3rd Quarter	7	486	3,542	3	311	2,439	10	797	5,981
October <sup>(2)</sup>	2	165	1,692	3	91	621	5	262	2,313
November <sup>(2)</sup>	0	32	248	3	58	508	3	90	756
December <sup>(2)</sup>	1	56	520	4	605	4,350	5	661	4,870
4th Quarter <sup>(2)</sup>	3	253	2,460	10	754	5,479	13	1,013	7,939
Total, 1950	31	2,804	20,209	23	1,507	11,601	54	4,311	31,810
Total, July, 1948— December, 1950	109	8,102	56,768	99	5,917	43,395	208	14,019	100,163

(1) Revised.

(2) Preliminary (see p. 113).



TABLE 26.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, <sup>(1)</sup>  
AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT  
PER UNIT, FOR NET PROJECTS APPROVED, CANADA, JULY, 1948 — 1950.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948 Annual Average	3.9	879	7,286	81.28
1949				
January	3.8	912	7,345	83.65
February	3.7	952	7,403	85.59
March	4.1	896	7,811	80.12
1st Quarter	3.9	915	7,587	82.46
April	3.7	912	7,089	78.45
May	3.6	917	7,445	84.94
June	4.2	906	7,419	70.23
2nd Quarter	4.0	910	7,309	75.30
July	4.0	924	7,589	73.81
August	4.1	936	6,337	57.09
September	4.1	880	6,951	63.07
3rd Quarter	4.1	908	6,978	64.71
October	3.6	895	7,679	78.52
November	3.8	938	5,711	49.32
December	4.6	957	6,285	58.33
4th Quarter	4.3	945	6,299	58.37
Annual Average	4.1	920	6,978	68.38
1950				
January	3.8	941	8,275	82.09
February	4.5	971	6,985	64.33
March	4.3	908	6,567	61.08
1st Quarter	4.3	929	6,920	64.92
April	4.2	931	7,742	72.17
May	2.1	797	7,694	69.33
June	3.9	912	7,008	74.50
2nd Quarter	3.9	908	7,676	71.92
July	4.3	941	7,185	66.75
August	2.2	795	8,376	87.33
September	4.4	935	7,804	71.33
3rd Quarter	4.1	925	7,504	70.17
October	3.7	864	8,828	82.25
November	3.7	898	8,401	81.92
December	3.6	854	7,368	77.17
4th Quarter	3.7	860	7,837	78.92
Annual Average	4.0	909	7,379	70.42
Average, July, 1948 —December, 1950	4.0	903	7,214	80.03

(1) Data to September, 1950 revised to show net instead of gross figures.

TABLE 27.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947 — 1950.

Period	With Loans Under the National Housing Act			With Guarantees Under the Rental Insurance Plan			With Double Depreciation Approval Only			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1947 <sup>(1)</sup>	22	151	760	0	—	—	6	219	1,783	28	370	2,543
1948	26	253	1,753	1	40	247	14	112	1,157	40	405	2,910
1949	18	611	4,152	79	2,501	17,028	16	66	695	96	2,656	18,174
1950												
January	41	1,405	10,294	41	1,405	10,294	0	—	—	41	1,405	10,294
February	4	100	576	9	435	3,071	0	—	—	12	463	3,239
March	4	147	1,097	2	116	507	0	—	—	4	147	1,097
1st Quarter	49	1,650	11,967	52	1,956	14,272	0	—	—	57	2,015	14,630
April	2	16	82	7	141	992	2	86	469	9	227	1,461
May	2	40	245	2	40	245	1	33	260	3	73	505
June	1	22	142	1	22	142	0	—	—	1	22	142
2nd Quarter	5	78	469	10	203	1,379	3	119	729	13	322	2,108
July	1	32	196	2	45	289	0	—	—	2	45	289
August	0	—	—	0	—	—	0	—	—	0	—	—
September	2	32	212	2	32	212	0	—	—	2	32	212
3rd Quarter	3	64	408	4	77	501	0	—	—	4	77	501
October	1	30	193	1	30	193	0	—	—	1	30	193
November	0	—	—	0	—	—	0	—	—	0	—	—
December	3	26	180	3	26	180	0	—	—	3	26	180
4th Quarter	4	56	373	4	56	373	0	—	—	4	56	373
Total, 1950	61	1,848	13,217	70	2,292	16,525	3	119	729	78	2,470	17,612
Total, June, 1947— Dec., 1950	127	2,863	19,882	150	4,833	33,800	39	516	4,364	242	5,901	41,239

(1) Covers period June to December

TABLE 28.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, AVERAGE ESTIMATED COSTS PER UNIT, FLOOR AREA, NUMBER OF ROOMS AND MONTHLY RENT PER UNIT, AND ESTIMATED CONSTRUCTION COSTS PER SQUARE FOOT, CANADA, JUNE, 1947 — 1950.

Period	Estimated Costs				Floor Area per Housing Unit	Construction Costs per Sq. Ft.	Number of Rooms per Housing Unit	Monthly Rent per Housing Unit
	Land	Construction	Equipment and Other	Total				
	\$	\$	\$	\$	Sq. Ft.	\$		\$
1947 <sup>(1)</sup>	207	5,914	753	6,874	969	6.10	4.7	58.06
1948	270	6,404	373	7,047	981	6.44	4.6	61.96
1949	384	5,942	516	6,842	937	6.35	4.0	75.87
1950								
January	291	6,377	659	7,327	864	7.38	3.9	80.79
February	298	5,860	837	6,995	873	6.72	3.8	74.36
March	293	6,844	326	7,463	979	6.98	4.7	68.08
1st Quarter	293	6,292	675	7,261	874	7.19	4.0	78.39
April	159	6,011	268	6,438	873	6.88	4.0	68.45
May	616	5,562	739	6,917	950	7.28	4.0	75.70
June	227	5,682	532	6,441	845	6.72	3.7	68.59
2nd Quarter	267	5,886	393	6,546	889	7.36	4.0	70.10
July	511	5,520	387	6,418	932	6.88	4.3	70.30
August	—	—	—	—	—	—	—	—
September	937	5,150	525	6,612	945	5.45	4.5	64.25
3rd Quarter	688	5,366	444	6,498	938	6.93	4.4	67.79
October	267	5,833	381	6,481	837	6.97	3.9	76.43
November	—	—	—	—	—	—	—	—
December	325	6,592	—	6,917	1,000	6.92	5.0	65.00
4th Quarter	294	6,186	204	6,684	912	7.32	4.3	71.12
Annual Average	302	6,208	621	7,131	879	8.11	4.0	76.81
Average, June, 1947 Dec.—1950	331	6,092	565	6,988	918	7.62	4.1	74.19

(1) Covers period June to December.

TABLE 29.— OPERATIONS UNDER THE QUEBEC HOUSING ACT,<sup>(1)</sup> NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF HOUSING UNITS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — 1950.

Period	Loans Approved		Provincial Commitment		Number of Housing Units
	Number	Amount \$000	Total \$000	Average per Loan \$	
January, 1948—December, 1949	2,175	11,546	3,554	1,634	2,527
1950					
January	174	963	320	1,839	200
February	240	1,388	452	1,883	267
March	519	2,978	976	1,880	573
1st Quarter	933	5,329	1,748	1,874	1,040
April	258	1,441	421	1,631	297
May	228	1,271	391	1,715	259
June	375	2,157	638	1,701	447
2nd Quarter	861	4,869	1,450	1,684	1,003
July	288	1,538	483	1,677	380
August	315	1,881	560	1,778	360
September	238	1,608	469	1,971	277
3rd Quarter	841	5,077	1,512	1,798	1,017
October	686	4,354	1,273	1,856	777
November	241	1,537	477	1,979	287
December	622	4,328	1,323	2,127	788
4th Quarter	1,549	10,219	3,073	1,984	1,852
Total, 1950	4,184	25,494	7,783	1,860	4,912
Total, January, 1948 — December, 1950	6,359	37,040	11,337	1,783	7,439

(1) An Act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

**SECTION 4**  
**REAL ESTATE LENDING AND LOANS FOR BUILDING PURPOSES**

TABLE 30.— GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,  
BY TYPE OF LOAN, CANADA, 1947 — 1950.

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	19,603	25,582 <sup>1</sup>	166,143	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385	258,134
1948	28,596	36,131	168,534	22,492	35,315	92,003	1,122	33,551	1,797	42,541	1,593	6,675	55,600	343,304
1949	34,207	43,025	212,174	23,549	35,554	96,992	1,042	36,912	1,578	40,451	1,579	6,916	61,955	393,446
1950 <sup>(2)</sup>														
January	2,150	2,692	14,377	1,297	2,020	5,752	62	2,303	158	5,411	56	275	3,723	28,118
February	2,137	2,893	15,308	1,629	2,586	7,276	69	3,467	142	2,635	92	451	4,069	29,137
March	3,183	3,826	21,003	2,245	3,577	9,688	78	2,201	153	2,630	100	503	5,759	36,025
1st Quarter	7,470	9,411	50,688	5,171	8,183	22,716	209	7,971	453	10,676	248	1,229	13,551	93,280
April	3,459	4,445	24,887	2,000	2,760	8,433	80	3,733	158	3,775	160	763	5,857	41,591
May	4,728	6,033	33,135	2,695	3,801	11,067	96	3,673	176	2,958	219	923	7,914	51,756
June	6,057	7,141	41,224	2,615	3,572	11,045	92	2,655	151	3,343	156	647	9,071	58,914
2nd Quarter	14,244	17,619	99,246	7,310	10,133	30,545	268	10,061	485	10,076	535	2,333	22,842	152,261
July	5,435	6,330	35,499	2,391	3,325	9,756	112	3,415	145	6,109	114	550	8,197	55,329
August	4,718	5,415	31,460	2,474	3,698	10,554	85	15,138	127	1,675	98	486	7,502	59,313
September	3,968	4,687	26,270	2,326	3,246	10,682	95	2,597	121	2,763	124	526	6,634	42,838
3rd Quarter	14,121	16,432	93,229	7,191	10,269	30,992	292	21,150	393	10,547	336	1,562	22,333	157,480
October	3,985	4,529	26,689	2,410	3,290	10,925	91	2,456	123	2,613	145	666	6,754	43,349
November	3,433	4,356	24,896	1,976	2,979	9,667	95	3,719	131	3,524	147	655	5,782	42,461
December	3,367	4,028	23,548	1,725	2,629	8,523	59	2,099	123	1,731	148	685	5,422	36,586
4th Quarter	10,785	12,913	75,133	6,111	8,898	29,115	245	8,274	377	7,868	440	2,006	17,958	122,396
Total, 1950	46,620	56,375	318,296	25,783	37,483	113,368	1,014	47,456	1,708	39,167	1,559	7,130	76,684	525,417

(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 31 because in two instances one loan covered several single dwellings (see footnotes 1, page 59, and 3, page 60, of Table 31).

(2) January — September revised, October and November preliminary and December estimated.

TABLE 31.— GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — 1950.

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	14,336 <sup>(1)</sup>	67,657	1,298	6,052	20,443	846	2,907	123	387	808	2,467	9,664	282	1,016	2,736
1948	20,765	107,802	2,086	8,091	32,129	1,564	7,412	106	385	876	3,084	12,564	372	1,179	2,857
1949	24,311	136,737	1,959	8,865	36,435	1,836	8,982	81	258	755	4,504	19,235	515	1,583	3,577
1950 <sup>(2)</sup>															
January	1,604	9,891	119	549	2,191	69	310	14	39	102	290	1,356	41	122	453
February	1,560	10,008	124	786	3,011	83	446	12	36	109	296	1,327	35	97	285
March	2,430	14,894	125	617	2,836	66	381	8	24	62	460	2,149	59	180	487
1st Quarter	5,594	34,793	368	1,952	8,038	218	1,137	34	99	273	1,046	4,832	135	399	1,225
April	2,728	17,107	206	965	4,653	96	584	18	73	159	254	1,194	56	207	495
May	3,600	22,239	332	1,477	6,684	126	753	12	31	89	525	2,373	52	166	437
June	4,946	31,541	306	1,137	5,411	155	643	9	25	74	449	2,078	98	276	895
2nd Quarter	11,274	70,887	844	3,579	16,748	377	1,980	39	129	322	1,228	5,645	206	649	1,827
July	4,124	25,506	248	949	4,199	145	687	19	46	126	666	3,236	100	250	943
August	3,732	24,124	225	738	3,424	122	608	24	55	185	494	2,214	59	191	547
September	3,126	19,526	240	840	3,685	99	442	11	26	91	403	1,906	41	126	322
3rd Quarter	10,982	69,156	713	2,527	11,308	366	1,737	54	127	402	1,563	7,356	200	567	1,812
October	3,091	20,025	240	686	3,295	156	728	19	46	148	383	1,942	35	95	237
November	2,769	17,991	211	1,059	4,473	142	806	14	30	86	232	1,165	35	92	204
December	2,631	17,533	246	739	3,316	69	320	17	38	97	273	1,214	78	220	758
4th Quarter	8,491	55,549	697	2,484	11,084	367	1,854	50	114	331	888	4,321	148	407	1,199
Total, 1950	36,341	230,385	2,622	10,542	47,178	1,328	6,708	177	469	1,328	4,725	22,154	689	2,022	6,063

(1) Includes one loan approved for 2 single units and one for 21 single units.

(2) January — September revised, October and November preliminary and December estimated.

TABLE 31.— GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — 1950. — *Concluded.*

Period	Fraternal Societies <sup>(1)</sup>					Fire Insurance Companies					All Lending Institutions <sup>(2)</sup>				
	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	102	519	134	320	1,242	2	30	13	33	137	17,573 <sup>3</sup>	80,766	1,850	7,808	25,366
1948	362	2,034	242	651	2,628	3	23	12	53	209	25,778	129,835	2,818	10,359	38,699
1949	658	3,768	284	881	2,255	38	183	21	91	250	31,347	168,905	2,860	11,678	43,273
1950 <sup>(4)</sup>															
January	9	48	1	2	6	2	12	1	6	10	1,974	11,617	176	718	2,762
February	19	80	7	15	38	1	5	—	—	—	1,959	11,866	178	934	3,443
March	20	79	15	29	116	—	—	—	—	—	2,976	17,503	207	850	3,501
1st Quarter	48	207	23	46	160	3	17	1	6	10	6,909	40,986	561	2,502	9,706
April	78	513	18	35	135	2	13	3	7	32	3,158	19,411	301	1,287	5,474
May	75	504	4	31	47	2	10	—	—	—	4,328	25,879	400	1,705	7,257
June	36	215	57	115	361	—	—	1	2	7	5,586	34,477	471	1,555	6,748
2nd Quarter	189	1,232	79	181	543	4	23	4	9	39	13,072	79,767	1,172	4,547	19,479
July	118	697	14	31	97	1	7	—	—	—	5,054	30,133	381	1,276	5,365
August	39	202	20	41	138	3	17	—	—	—	4,390	27,165	328	1,025	4,294
September	41	198	7	26	101	—	—	—	—	—	3,669	22,072	299	1,018	4,199
3rd Quarter	198	1,097	41	98	336	4	24	—	—	—	13,113	79,370	1,008	3,319	13,858
October	49	222	9	20	70	3	21	—	—	—	3,682	22,938	303	847	3,750
November	28	151	1	2	7	—	—	1	2	11	3,171	20,113	262	1,185	4,781
December	45	251	6	11	43	2	16	—	—	—	3,020	19,334	347	1,008	4,214
4th Quarter	122	624	16	33	120	5	37	1	2	11	9,873	62,385	912	3,040	12,745
Total, 1950	557	3,160	159	358	1,159	16	101	6	17	60	42,967	262,508	3,653	13,408	55,788

(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 30.

(3) Includes one loan approved for 2 single units and one for 21 single units.

(4) January — September revised. October — November preliminary and December estimated.

TABLE 32.— NUMBER OF MORTGAGES REGISTERED AND DISCHARGED,  
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,  
1939 — 1950.

Period	Mortgages Registered		Mortgages Discharged	
	Greater Toronto	Ontario	Greater Toronto	Ontario
1939	7,329	26,231	6,480	23,687
1940	8,633	27,823	7,084	25,420
1941	11,841	33,496	8,646	30,159
1942	14,961	34,615	10,425	34,533
1943	13,401	33,775	11,307	39,118
1944	17,759	42,809	14,845	46,921
1945	17,638	47,964	17,667	53,273
1946	22,289	63,785	21,770	61,595
1947	24,095	67,532	22,485	59,568
1948	29,527	79,066	23,301	60,178
1949				
1st Quarter	7,065	17,065 <sup>(1)</sup>	5,667	13,629 <sup>(1)</sup>
2nd Quarter	9,798	23,666 <sup>(1)</sup>	6,780	16,305 <sup>(1)</sup>
3rd Quarter	10,347	24,993 <sup>(1)</sup>	5,995	14,418 <sup>(1)</sup>
4th Quarter	11,883	28,703 <sup>(1)</sup>	7,041	16,933 <sup>(1)</sup>
Total, 1949	39,093	94,427 <sup>(1)</sup>	25,483	61,285 <sup>(1)</sup>
1950 <sup>(2)</sup>				
1st Quarter	8,148	19,576	5,956	14,558
2nd Quarter	10,977	26,373	7,167	17,517
3rd Quarter	11,370	27,317	6,763	16,530
4th Quarter	11,275	27,089	7,403	18,094
Total, 1950	41,770	100,355	27,289	66,699

- (1) Revised.  
(2) Preliminary.



TABLE 33.— LOANS FOR BUILDING PURPOSES AND OTHER LOANS MADE BY  
CHARTERED BANKS, CANADA, 1939 — 1950.  
(Millions of Dollars)

Year	Class of Loans					Building Loans as a Percentage of Total Loans
	Building	Agricultural	Financial	Manufacturing and Other	Total	
1939	45.8	268.4	220.0	609.3	1,143.5	4.0
1940	52.1	289.1	207.3	636.3	1,184.8	4.4
1941	50.4	340.3	214.1	670.3	1,275.1	4.0
1942	49.4	340.1	147.8	569.0	1,106.3	4.5
1943	45.5	295.8	166.8	569.7	1,077.8	4.2
1944	39.0	267.0	209.5	534.1	1,049.6	3.7
1945	47.6	180.8	337.3	573.8	1,139.5	4.2
1946	71.8	177.5	382.4	807.2	1,438.9	5.0
1947	93.9	215.2	347.8	1,281.3	1,938.2	4.8
1948	103.6	265.2	341.8	1,390.1	2,100.7	4.9
1949	113.3	374.5	394.5	1,526.1	2,408.4	4.7
1950	122.7	348.9	430.6	1,673.1	2,575.3	4.8

SECTION 5  
BUILDING MATERIALS

TABLE 34.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,  
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC  
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING  
LUMBER, CANADA, 1939 — 1950.  
(1939 = 100)

Period	Production			Domestic Disappearance
	Lumber	Other Construction Materials	Total	
1939.....	100.0	100.0	100.0	100.0
1940.....	116.7	123.0	118.2	120.0
1941.....	124.6	148.0	130.3	143.7
1942.....	124.5	136.1	127.3	134.2
1943.....	110.2	123.1	113.3	118.3
1944.....	114.0	131.4	118.2	127.9
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948.....	134.2	236.3	158.2	227.4
1949 <sup>(1)</sup>				
January.....	99.5	245.9	138.9	230.3
February.....	107.6	222.9	139.3	216.2
March.....	131.3	250.3	163.8	261.2
April.....	97.1	248.0	132.6	256.4
May.....	163.4	259.0	190.0	267.1
June.....	206.7	278.3	227.5	289.9
July.....	180.2	239.7	197.6	245.8
August.....	171.6	281.2	201.6	290.3
September.....	143.4	283.8	181.3	306.8
October.....	114.2	304.2	164.4	322.2
November.....	95.0	283.2	144.8	308.9
December.....	90.4	253.6	134.2	238.4
Annual Average	133.4	262.5	168.0	269.5
1950				
January.....	83.1	228.6	119.2	214.1 <sup>(1)</sup>
February.....	115.3	217.1	140.4	208.2 <sup>(1)</sup>
March.....	140.5	240.5	165.1	244.9 <sup>(1)</sup>
April.....	101.5	229.4	133.2	241.8 <sup>(1)</sup>
May.....	155.3	264.1	182.1	308.3 <sup>(1)</sup>
June.....	216.2	291.7	234.6	339.2 <sup>(1)</sup>
July.....	212.8	276.3	228.2	324.4 <sup>(1)</sup>
August.....	227.7	297.6	244.7	330.9 <sup>(1)</sup>
September.....	180.0	301.1	209.8	345.8 <sup>(1)</sup>
October <sup>(2)</sup> .....	157.4	347.0	204.4	377.8
November <sup>(2)</sup> .....	122.0	322.7	171.7	347.1
December <sup>(2)</sup> .....	115.5	257.0	150.5	258.4
Annual Average <sup>(2)</sup> .....	152.3	272.8	182.0	295.0

(1) Revised.

(2) Preliminary.

TABLE 35.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1939 — 1950.  
(In Units Specified)

Period	Lumber and Lumber Products			Clay Products			
	Sawn Lumber <sup>(1)</sup>	Hardwood Flooring <sup>(2)</sup>	Wood Fibre Building Board	Building Brick <sup>(2)</sup>	Flue Linings <sup>(2)</sup>	Vitrified Sewer Pipe <sup>(2)</sup>	Structural Tile <sup>(2)</sup>
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{4}$ " B.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons
1939	3,976.9	—	98.1	165.0	—	—	86.1
1940	4,629.1	—	130.8	191.2	—	—	105.1
1941	4,941.1	—	169.4	208.9	—	—	117.5
1942	4,935.1	—	154.7	169.3	—	—	109.9
1943	4,363.6	—	159.4	138.7	—	—	84.5
1944	4,512.2	—	153.8	154.8	—	—	87.8
1945	4,514.2	—	164.7	190.9	—	—	90.2
1946	5,083.3	41,318	161.8	274.1	940.1	3,055.9	134.4
1947	5,877.9	52,250	203.1	295.4	1,025.0	3,959.1	150.2
1948	5,908.8 <sup>(5)</sup>	66,007	220.7	316.7	1,197.6	5,066.7	157.3
1949							
1st Quarter	1,118.5 <sup>(5)</sup>	19,381	64.1 <sup>(5)</sup>	68.0	308.2	1,225.4	39.7 <sup>(5)</sup>
2nd Quarter	1,544.2 <sup>(5)</sup>	19,150	65.2 <sup>(5)</sup>	84.4	273.6	1,156.2	37.9 <sup>(5)</sup>
3rd Quarter	1,636.6 <sup>(5)</sup>	18,014	42.8 <sup>(5)</sup>	94.4	270.7	975.4	49.5 <sup>(5)</sup>
4th Quarter	989.9 <sup>(5)</sup>	22,955	55.6 <sup>(5)</sup>	91.2	360.5	1,006.0	45.4 <sup>(5)</sup>
Total, 1949	5,289.2 <sup>(5)</sup>	79,500	227.7 <sup>(5)</sup>	338.0	1,213.0	4,363.0	172.5 <sup>(5)</sup>
1950							
January	274.6	5,760	14.1	23.9	115.6	321.7	14.2
February	381.0	6,400	14.6	20.9	117.5	327.6	12.6
March	464.2	7,240	17.0	23.3	120.6	373.5	13.4
1st Quarter	1,119.8	19,400	45.7	68.1	353.7	1,022.8	40.2
April	335.5	6,597	14.8	22.8	97.0	318.8	13.6
May	513.3	6,317	17.6	31.4	63.8	389.5	16.2
June	714.6	6,286	20.2	37.3	85.9	456.2	17.2
2nd Quarter	1,563.4	19,200	52.6	91.5	246.7	1,164.5	47.0
July	703.2	6,400	19.4	34.3	119.4	414.9	18.3
August	752.5	6,500	21.1	36.2	120.4	423.2	17.4
September	594.9	7,500	18.4	36.1	121.8	475.1	17.0 <sup>(5)</sup>
3rd Quarter	2,050.6	20,400	58.9	106.6	361.6	1,313.2	52.7 <sup>(5)</sup>
October	520.3	9,900	21.5	36.0	94.6	490.2	16.9
November	403.1	9,600	24.4	34.0	127.4	428.8	14.5
December	381.7	9,300	24.2	29.5 <sup>(4)</sup>	125.8 <sup>(4)</sup>	481.4 <sup>(4)</sup>	12.7 <sup>(4)</sup>
4th Quarter	1,305.1	28,800	70.1	99.5 <sup>(4)</sup>	347.8 <sup>(4)</sup>	1,400.4 <sup>(4)</sup>	44.1 <sup>(4)</sup>
Total, 1950	6,038.9	87,800	227.3	365.7 <sup>(4)</sup>	1,309.8 <sup>(4)</sup>	4,900.9 <sup>(4)</sup>	184.0 <sup>(4)</sup>

(1) Data for 1949 and 1950 are estimated.

(2) Data for the period 1939–1945 are not available (see p. 115).

(3) Data for the period 1939–1944 are factory sales. Data on production of building brick for the period 1949 and 1950 are estimated (see p. 115).

(4) Preliminary.

(5) Revised.

TABLE 35.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1939 — 1950 — *Continued*.  
(In Units Specified)

Period	Iron and Steel Products					Mineral Wool	
	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings	Steel Pipe and Fittings	Structural Steel <sup>(1)</sup>	Wire Nails and Spikes	Batts <sup>(2)</sup>	Granul- ated and Loose <sup>(2)</sup>
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft.	Millions of Cu. Ft.
1939	16.5	33.1	90.5	—	66.5	9.1	1.8
1940	23.7	39.4	128.0	—	73.3	20.3	1.9
1941	26.4	48.2	158.1	—	82.6	32.8	2.0
1942	20.7	50.0	138.6	136.3	74.4	44.7	2.7
1943	14.2	27.8	112.2	104.5	73.6	73.6	3.9
1944	15.3	28.0	128.3	122.0	64.9	35.1	4.5
1945	20.8	45.9	139.3	150.2	70.0	34.4	5.4
1946	25.1 <sup>(3)</sup>	65.2	96.3 <sup>(3)</sup>	115.5	58.9	54.8	10.1
1947	32.5	77.7	90.4 <sup>(3)</sup>	161.2	77.4	82.3	9.8
1948	45.7	93.4	102.6 <sup>(3)</sup>	172.9	86.8	93.4	10.1
1949							
1st Quarter	13.0 <sup>(3)</sup>	25.8	40.0 <sup>(3)</sup>	45.8	20.9 <sup>(3)</sup>	29.3 <sup>(3)</sup>	2.9
2nd Quarter	9.0 <sup>(3)</sup>	22.9	44.0 <sup>(3)</sup>	41.5	23.7 <sup>(3)</sup>	24.6 <sup>(3)</sup>	3.2
3rd Quarter	10.7 <sup>(3)</sup>	19.1	39.2 <sup>(3)</sup>	44.0	19.9 <sup>(3)</sup>	39.6 <sup>(3)</sup>	4.3
4th Quarter	14.9 <sup>(3)</sup>	23.7 <sup>(3)</sup>	41.0 <sup>(3)</sup>	48.9	24.0 <sup>(3)</sup>	44.3 <sup>(3)</sup>	4.4 <sup>(3)</sup>
Total, 1949	47.6 <sup>(3)</sup>	91.5 <sup>(3)</sup>	164.2 <sup>(3)</sup>	180.2	88.5 <sup>(3)</sup>	137.8 <sup>(3)</sup>	14.8 <sup>(3)</sup>
1950							
January	3.7	8.1	10.3 <sup>(3)</sup>	12.9	7.1	10.2	1.1
February	3.6	9.2	10.6 <sup>(3)</sup>	10.7	6.5	7.8	1.0
March	3.3	4.9	12.3 <sup>(3)</sup>	12.9	7.5	9.6	1.1
1st Quarter	10.6	22.2	33.2 <sup>(3)</sup>	36.5	21.1	27.6	3.2
April	3.3	4.9	8.7 <sup>(3)</sup>	12.5	6.8	8.0	.8
May	4.0	5.7	8.9 <sup>(3)</sup>	14.0	7.7	12.3	.9
June	4.3	5.9	11.5 <sup>(3)</sup>	12.3	7.8	13.6	1.1
2nd Quarter	11.6	16.5	29.1 <sup>(3)</sup>	38.8	22.3	33.9	2.8
July	2.7	4.9	13.8 <sup>(3)</sup>	18.2	5.1	15.9	1.0
August	5.0	5.2	12.9 <sup>(3)</sup>	7.4	7.3	14.5	1.4
September	5.0	5.2	15.9 <sup>(3)</sup>	13.9	7.4	16.2	1.4
3rd Quarter	12.7	15.3	42.6 <sup>(3)</sup>	39.5	19.8	46.6	3.8
October	5.7	12.1	17.4	17.7	8.1	17.5	1.6
November	6.1	11.5	15.7	12.5	7.6	15.8	1.6
December	6.6	9.9	14.1	13.0	6.4	9.4	1.1
4th Quarter	18.4	33.5	47.2	43.2	22.1	42.7	4.3
Total, 1950	53.3	87.5	152.1	158.0	85.3	150.8	14.1

(1) Data for the period 1939-1941 are not available (see p. 116).

(2) Data for the period 1939-1942 are factory sales.

(3) Revised.

**TABLE 35.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1939 — 1950 — Continued.  
(In Units Specified)**

Period	Cement and Cement Products			Electrical Wire and Wiring Devices <sup>(1)</sup>			
	Cement	Concrete Blocks <sup>(1)</sup>	Cement Pipe and Tile <sup>(2)</sup>	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet
1939	5.7	—	—	—	—	—	—
1940	6.9	—	—	—	—	—	—
1941	8.5	—	—	—	—	—	—
1942	8.6	—	—	—	—	—	—
1943	8.0	—	—	—	—	—	—
1944	7.6	—	—	—	—	—	—
1945	7.8	—	—	—	—	—	—
1946	10.7	31.7	94.8	1,808.7	1,392.8	1,272.3	45.4
1947	12.2	39.8	134.7	2,344.6	2,121.2	5,794.5	67.0
1948	14.0	50.2	159.3	2,627.5	2,202.4	9,190.4	81.1
1949							
1st Quarter	3.5	9.6	23.2	670.0	636.4	2,419.5	25.4
2nd Quarter	4.1	13.4	31.1	558.8	491.8	2,086.9	12.6
3rd Quarter	4.3	13.4	32.6	333.9	359.7	1,082.3 <sup>(3)</sup>	21.0
4th Quarter	4.2	11.8	30.2	495.7	507.1	1,210.1	28.2
Total, 1949	16.1	48.2	117.1	2,058.4	1,995.0	6,798.8 <sup>(3)</sup>	87.2
1950							
January	1.2	3.8	6.8	152.6	133.2	468.2	8.8
February	1.1	2.9	8.3	167.9	102.3	401.1	8.6
March	1.3	3.7	10.0	193.2	148.4	169.0	7.4
1st Quarter	3.6	10.4	25.1	513.7	383.9	1,038.3	24.8
April	1.3	4.6	14.7	114.6	109.7	137.5	6.1
May	1.4	7.7	12.1	183.6	108.5	197.4	8.1
June	1.4	8.7	12.6	197.4	192.7	292.1	6.9
2nd Quarter	4.1	21.0	39.4	495.6	410.9	627.0	21.1
July	1.6	8.8	10.7	185.4	136.3	277.4	7.5
August	1.5	7.9	12.2	164.8	144.7	435.1	11.3
September	1.4	7.6	11.4	187.0	208.1	426.1	10.6
3rd Quarter	4.5	24.3	34.3	537.2	489.1	1,138.6	29.4
October	1.6	7.6	13.1	211.9	173.4	478.3	11.3
November	1.5	6.9	10.7	243.6	232.7	445.8	11.7
December	1.4	5.1	9.0	185.5	149.7	309.6	9.5
4th Quarter	4.5	19.6	32.8	641.0	555.8	1,233.7	32.5
Total, 1950	16.7	75.3	131.6	2,187.5	1,839.7	4,037.6	107.8

(1) Data for the period 1939–1945 are not available.

(2) Data for the period 1939–1945 are not available.

(3) Revised.

Cement pipe and tile includes drain pipe, sewer pipe, water pipe and culvert tile.

TABLE 35.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1939 — 1950. — *Continued.*  
(In Units Specified)

Period	Gypsum Products			Builders' (2) Hardware	Sanitary Ware		
	Gypsum Wallboard	Gypsum Lath (1)	Gypsum Plaster (2)		Bath Tubs	Sinks (3)	Wash Basins (3)
	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons	\$000	Thousands of Units	Thousands of Units	Thousands of Units
1939	78.1	—	69.9	2,541.9	42.4	—	—
1940	114.5	—	69.9	2,691.8	48.7	—	—
1941	154.8	—	80.2	4,281.6	65.3	—	—
1942	164.4	—	51.5	3,778.7	67.0	—	—
1943	192.2	—	39.9	3,749.0	31.6	—	—
1944	179.2	—	65.6	3,963.4	48.9	—	—
1945	134.0	59.9	67.1	4,328.5	56.3	—	—
1946	203.4	75.0	97.3	5,596.8	57.9	103.7	78.6
1947	213.7	111.1	119.7	5,903.9	81.1	120.7	91.7
1948	237.7	153.0	137.1	9,800.0 (4)	102.1	139.6	109.7 (4)
1949							
1st Quarter	54.5 (4)	43.8 (4)	33.2 (4)	2,586.5 (4)	33.2	45.2 (4)	29.3 (4)
2nd Quarter	59.7 (4)	43.2 (4)	41.4 (4)	2,464.1 (4)	33.8	60.0 (4)	33.0 (4)
3rd Quarter	53.0 (4)	40.2 (4)	43.5 (4)	2,220.0 (4)	30.9 (4)	33.2 (4)	36.6 (4)
4th Quarter	63.4 (4)	46.8 (4)	42.7 (4)	2,329.4 (4)	34.6	53.6 (4)	41.9 (4)
Total, 1949	230.6 (4)	174.0 (4)	160.8 (4)	9,600.0 (4)	132.5	192.0 (4)	140.8 (4)
1950							
January	19.2	15.4	11.3	699.3	14.2	8.6	17.1
February	18.2	16.4	11.0	786.6	13.4	12.1	15.8
March	23.5	16.9	13.6	880.2	14.1	20.0	17.0
1st Quarter	60.9	48.7	35.9	2,366.1	41.7	40.7	49.9
April	19.2	16.3	12.7	713.7	12.3	13.6	15.4
May	17.1	19.9	13.3	691.1	10.3	18.7	20.0
June	19.0	19.6	15.3	698.8	10.3	12.5	20.1
2nd Quarter	55.3	55.8	41.3	2,103.6	32.9	44.8	55.5
July	12.4	14.1	13.4	706.3	6.4	7.6	11.7
August	18.1	20.7	16.7	671.8	11.1	18.1	15.3
September	18.8	20.9	16.1	862.2	11.9	16.6	16.3
3rd Quarter	49.3	55.7	46.2	2,240.3	29.4	42.3	43.3
October	23.0	18.8	16.7	754.3	11.4	17.0	16.7
November	21.5	20.3	15.6	1,017.8	13.4	11.0	19.2
December	17.4	19.6	12.8	867.7	10.3	10.9	16.5
4th Quarter	61.9	58.7	45.1	2,639.8	35.1	38.9	52.4
Total, 1950	227.4	218.9	168.5	9,349.8	139.1	166.7	141.1

(1) Production data for the period 1939–1944 are not available.

(2) Data for 1949 and 1950 are estimated (see p. 117).

(3) Data for the period 1939–1945 are not available.

(4) Revised.

TABLE 35.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1939 — 1950.— *Concluded.*  
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air <sup>(1)</sup> Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	Asphalt <sup>(2)</sup> Shingles	Tar and Asphalt Felts
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Tons
1939	25.1	14.5	4,982.6	96.8	23.0	524.1	— <sup>(4)</sup>
1940	29.8	10.0	5,758.3	98.6	24.8	613.2	— <sup>(4)</sup>
1941	31.1	13.0	6,417.1	87.2	87.2	794.7	28.3
1942	27.1	10.2	6,568.9	56.1	22.0	689.9	27.4
1943	23.5	10.7	6,740.9	85.9	11.5	862.0	24.4
1944	25.8	11.7	6,983.9	85.2	16.1	1,105.6	25.0
1945	35.2	13.6	7,179.1	128.8	57.2	1,433.0	29.5
1946	46.6	14.3	8,006.9	138.4	76.6	1,982.6	38.8
1947	54.3	18.1	8,726.7	157.7	121.0	2,085.6	46.7
1948	62.5	18.2	8,585.7	180.6	146.7	2,043.8	45.4
1949							
1st Quarter	17.8	3.9	2,281.2 <sup>(3)</sup>	40.2 <sup>(3)</sup>	34.9 <sup>(3)</sup>	351.7	7.4
2nd Quarter	16.2	2.8	1,665.2 <sup>(3)</sup>	51.8 <sup>(3)</sup>	51.6 <sup>(3)</sup>	686.0	8.7
3rd Quarter	16.6	2.9	1,264.9 <sup>(3)</sup>	46.0 <sup>(3)</sup>	42.3 <sup>(3)</sup>	920.3	11.9
4th Quarter	24.3	5.0	1,988.7 <sup>(3)</sup>	51.1 <sup>(3)</sup>	55.9 <sup>(3)</sup>	573.0	11.9
Total, 1949	74.9	14.6	7,200.0 <sup>(3)</sup>	189.1 <sup>(3)</sup>	184.7 <sup>(3)</sup>	2,531.0	39.9
1950							
January	5.5	1.7	573.7	16.9	14.5	107.7	3.0 <sup>(3)</sup>
February	5.0	1.5	589.6	15.0	16.4	138.1	2.9
March	4.6	1.6	679.3	18.1	22.6	163.7	3.1
1st Quarter	15.1	4.8	1,842.6	50.0	53.5	409.5	9.0 <sup>(3)</sup>
April	4.0	1.4	392.8	13.2	16.2	193.9	3.6
May	4.3	1.5	425.5	13.2	22.7	245.8	3.6
June	7.0	1.6	656.0	12.2	20.5	347.2	4.3
2nd Quarter	15.3	4.5	1,474.3	38.6	59.4	786.9	11.5
July	6.6	.9	406.9	7.9	18.1	354.8	3.9
August	9.8	1.6	588.1	17.4	14.7	334.9	4.9
September	9.7	2.0	536.9	18.3	21.7	327.4	4.4
3rd Quarter	26.1	4.5	1,531.9	43.6	54.5	1,017.1	13.2
October	11.0	2.3	672.1	19.7	16.7	338.0	5.4
November	12.6	2.0	746.9	19.1	23.8	183.4	5.0
December	7.2	1.8	420.9	10.6	15.1	68.1	4.4
4th Quarter	30.8	6.1	1,839.9	49.4	55.6	589.5	14.8
Total, 1950	87.3	19.9	6,688.7	181.6	223.0	2,803.0	48.5

- (1) Data for 1949 estimated (see p. 117).  
(2) Includes siding.  
(3) Revised.  
(4) Not available.

TABLE 36.— SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1949 — 1950.  
(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
1949												
January	.6	1.1	22.0	20.9	108.4	16.2	4.1	3.4	13.2	8.5	8.5	2.1
February	.9	1.3	19.6	20.1	77.1	24.8	2.9	4.3	14.0	6.6	6.6	2.0
March	1.4	1.2	23.0	19.5	108.3	33.4	2.7	5.6	17.2	7.2	7.2	2.0
April	1.5	1.0	20.7	22.0	89.8	38.3	2.4	6.2	17.2	6.0	7.3	2.4
May	1.5	.9	27.9	22.5	104.9	26.1	2.7	6.4	18.6	3.4	8.8	1.7
June	1.6	.7	29.1	24.1	91.9	20.5	3.0	5.6	17.4	6.5	9.2	.7
July	1.5	.6	29.0	26.0	80.7	14.3	3.0	4.6	15.2	4.5	5.4	1.1
August	1.7	.4	30.2	26.1	119.4	15.1	3.6	4.2	14.5	5.5	6.9	2.9
September	1.6	.2	30.5	25.7	78.0	13.2	4.6	1.5	15.6	5.3	8.0	4.4
October	1.5	.3	30.7	25.0	95.3	20.1	4.4	3.5	14.5	17.4	8.2	4.7
November	1.3	.7	28.6	29.5	137.6	33.1	4.8	3.8	16.7	18.7	8.2	3.9
December	.8	.8	23.9	30.1	99.1	35.9	3.2	6.0	15.2	17.6	7.2	5.6
1950												
January	.6	1.4	20.5	31.9	79.9	65.3	2.5	5.7	10.4	21.5	6.1	6.8
February	.8	1.7	18.5	32.7	78.7	102.4	1.9	6.8	11.0	24.8	5.8	7.6
March	1.2	1.8	25.7	30.0	92.0	131.0	2.7	12.6	14.8	30.1	7.7	7.6
April	1.4	1.7	21.0	31.1	86.4	141.6	2.7	12.6	14.8	30.1	6.8	7.6
May	2.1	1.0	34.4	26.4	106.8	100.8	4.0	7.8	22.0	30.1	7.4	7.9
June	1.8	.6	36.6	26.2	112.2	73.4	5.2	5.7	23.3	30.1	7.4	8.8
July	1.7	.5	33.1	25.8	127.5	55.3	4.3	3.6	25.7	31.3	7.1	7.1
August	1.6	.4	34.6	26.4	123.3	52.5	4.9	3.6	17.8	29.0	5.8	9.0
September	1.6	.2	36.0	25.4	163.7	10.5	5.4	3.0	18.7	29.2	8.2	8.4
October	1.6	.2	36.5	23.8	85.6	16.9	5.3	3.0	16.4	21.9	7.9	9.1
November	1.4	.2	35.4	21.7	134.8	9.5	5.7	3.2	20.4	16.0	7.7	9.4
December	.8	.7	28.2	21.6	104.7	20.6	5.2	4.6	14.0	22.4	6.6	9.4



TABLE 36.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1949 — 1950. — *Continued.*  
(In Units Specified)

Period	Bath Tubs		Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Mineral Wool	
	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
1949												
January	10.1	1.6	12.6	4.3	18.1	1.5	14.9	1.8	12.1	1.2	10.7	.9
February	10.6	1.0	13.4	4.1	15.8	1.7	13.7	1.9	12.7	1.1	6.7	1.2
March	11.5	1.1	18.1	5.4	19.7	1.9	14.5	1.8	14.4	1.2	6.3	1.5
April	10.6	7.9	22.4	11.6	19.9	1.8	14.1	1.3	16.2	.9	6.2	1.5
May	10.7	6.7	16.1	15.0	20.2	1.5	15.1	1.0	15.3	1.3	8.9	1.4
June	9.9	2.2	16.7	6.9	19.6	1.3	15.6	.8	17.6	1.0	9.5	1.2
July	6.7	1.8	18.3	5.8	15.4	1.7	9.9	.7	15.4	1.1	10.5	.9
August	10.3	3.6	10.6	14.1	19.9	1.8	13.6	1.2	17.2	1.2	13.5	2.0
September	13.8	2.3	13.8	7.9	17.2	1.2	17.0	1.3	18.7	1.1	14.4	2.1
October	13.7	2.4	15.2	7.3	21.1	1.4	15.7	1.4	18.5	1.2	17.2	2.1
November	12.1	2.6	17.4	13.8	20.3	1.9	16.4	.9	16.7	1.1	15.1	1.9
December	9.5	1.2	12.0	13.9 <sup>(1)</sup>	21.2	1.2	15.9	.7	15.5	.9	11.6	2.0
1950												
January	13.5	2.7	11.0	17.3	18.9	1.5	15.1	1.1	12.7	1.4	9.2	3.0
February	10.1	5.2	10.7	12.7	18.3	1.4	15.7	1.7	13.0	1.2	7.7	3.1
March	8.3	11.0	16.9	15.8	22.9	2.1	17.3	1.4	15.8	1.2	10.1	2.6
April	7.8	15.1	11.8	16.5	19.2	2.1	16.4	1.3	14.7	1.2	7.1	3.5
May	9.9	15.3	13.7	21.4	17.7	1.5	19.4	1.8	15.5	1.1	11.6	4.2
June	13.4	12.4	13.2	21.5	19.4	1.2	20.1	1.2	17.8	1.0	15.1	2.6
July	13.1	5.7	12.1	17.1	12.8	.8	13.8	1.6	15.6	1.0	16.4	2.1
August	12.3	4.5	16.6	18.8	17.1	1.8	21.1	1.1	19.3	1.1	14.4	2.2
September	13.7	2.7	20.5	14.2	19.2	1.4	20.6	1.5	18.9	.9	16.8	1.7
October	11.7	2.3	15.4	12.4	22.3	2.1	18.0	2.2	19.2	1.0	17.2	2.0
November	12.8	2.8	14.4	11.2	21.5	2.0	20.5	2.0	18.1	.9	13.1	.3
December	11.7	1.5	12.2	10.2	16.8	2.6	19.6	2.1	14.9	.9	9.6	1.6

(1) Revised.

TABLE 36.— SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1949 — 1950 — *Concluded*.  
(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
1949												
January	200.1	68.0	802.9	91.9	10.3	.7	1.2	.3	15.9	.4	9.8	16.0
February	179.8	66.4	705.7	159.3	7.4	1.4	.9	.6	12.7	.2	8.6	16.2
March	223.5	135.2	902.1	141.3	4.8	4.9	.8	.9	13.7	.3	10.9	14.8
April	182.7	172.7	687.2	175.7	2.0	6.6	.5	1.3	15.6	.4	11.6	16.2
May	155.2	290.9	621.3	351.3	3.2	5.8	.6	1.5	20.0	.3	16.5	14.6
June	217.5	258.4	540.1	414.7	5.4	4.3	.8	1.6	17.2	1.3	14.9	15.1
July	127.0	211.0	473.6	352.8	6.2	2.8	.7	1.6	14.7	.7	12.7	14.3
August	235.7	121.7	384.6	294.2	8.6	1.9	1.8	1.4	14.4	2.4	10.1	14.1
September	120.6	42.9	275.0	143.3	9.2	.7	1.8	1.0	19.1	2.0	14.9	11.1
October	159.4	40.1	376.5	98.2	8.5	.8	1.8	.8	22.1	.5	14.3	10.3
November	209.7	58.2	503.6	83.6	10.2	1.4	2.1	.4	19.6	1.3	20.0	18.5
December	140.1	60.0	309.4	152.7	9.4	1.4	1.7	.7	11.1	1.2	16.0	18.1
1950												
January	153.9	61.2	309.6	152.7	7.6	2.5	1.4	.9	17.0	1.1	12.1	22.2
February	156.8	88.2	221.4	378.1	5.6	5.5	1.2	1.1	14.7	1.3	18.8	17.5
March	163.8	110.9	147.5	399.6	5.7	7.8	.6	2.2	18.1	1.2	17.7	21.7
April	267.4	89.8	150.5	387.3	6.1	6.9	.5	2.0	11.9	2.5	15.7	19.9
May	166.5	106.8	228.5	356.2	8.0	6.8	.8	3.7	13.6	2.0	17.6	23.2
June	130.0	95.4	375.9	272.2	11.3	2.4	1.3	3.9	13.1	.9	21.0	21.5
July	190.2	116.1	427.1	122.5	7.7	2.2	1.3	3.7	9.1	.5	14.8	21.7
August	190.6	92.6	419.6	138.1	11.9	1.2	2.5	2.7	17.2	.7	12.7	21.3
September	182.2	96.6	419.4	144.7	10.2	1.9	2.5	2.1	17.9	.9	20.9	17.7
October	235.6	73.2	519.7	104.3	11.3	2.0	2.4	1.9	19.7	1.0	16.3	17.2
November	245.7	71.2	489.7	62.1	11.3	2.3	2.3	1.5	18.5	1.6	18.4	18.6
December	186.2	59.4	293.0	78.8	10.1	1.7	2.0	1.6	9.3	1.8	13.3	18.3

TABLE 37.—IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1939 — 1950.  
(In Units Specified)

Period	Lumber and Lumber Products		Building Brick	Iron and Steel Products			
	Hardwood Flooring	Wallboard Building Board		Structural Steel	Wire Nails	Galvanized Sheets	Skelp
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{4}$ "B		Thousands of Tons	Tons	Tons	Tons
1939	1,542	13.1	.7	57.0	306	0	100,766
1940	1,740	14.1	.5	91.2	40	0	147,779
1941	365	9.5	.4	68.6	229	582	144,426
1942	7	5.1	.5	38.2	1,194	15,629	158,338
1943	10	3.3	.9	21.9	547	10,115	113,900
1944	187	9.9	1.4	35.0	152	17,795	147,917
1945	702	12.1	1.4	68.8	71	22,963	129,982
1946	404	18.7	1.1	99.5	680	15,331	54,385
1947	1,157	39.9	8.9	183.2	4,146	7,895	60,190
1948	8	18.3	8.3	194.3	6,315	7,047	60,783
1949							
1st Quarter	17	35.5	2.4	44.9	2,095	4,109	32,346
2nd Quarter	2,183	25.7	3.8	80.5	5,215	4,542	48,408
3rd Quarter	3,085	14.6	9.4	46.9	4,984	4,357	38,485
4th Quarter	2,973	19.7	6.2	25.8	975	3,260	21,658
Total, 1949	8,258	95.5	21.9	198.1	13,305	15,268	140,897
1950							
January	450	2.8	.7	11.5	202	458	15,575
February	692	3.2	.6	12.8	95	466	13,476
March	671	2.3	.6	12.0	178	701	5,037
1st Quarter	1,813	8.3	1.9	36.3	475	1,625	34,088
April	357	1.6	1.1	11.8	309	557	10,656
May	520	1.6	1.7	14.2	327	851	20,805
June	554	1.6	2.4	13.0	458	409	11,955
2nd Quarter	1,431	4.8	5.2	39.0	1,094	1,817	43,416
July	928	2.0	2.1	13.9	290	550	11,212
August	557	3.5	1.8	11.6	359	522	8,765
September	688	3.2	1.6	15.0	186	501	15,222
3rd Quarter	2,173	8.7	5.5	40.5	835	1,573	35,499
October	507	3.9	1.5	19.0	483	513	15,474
November	751	3.9	1.4	19.7	384	1,016	29,663
December	326	4.2	1.2	15.9	201	566	8,974
4th Quarter	1,584	12.0	4.1	54.6	1,068	2,095	54,111
Total, 1950	7,001	33.8	16.7	170.4	3,471	7,110	167,114

TABLE 37.—IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1939 — 1950 — *Continued*.  
(In Units Specified).

Period	Mineral Wool	Cement	Gypsum Plaster	Builders' Hardware	Sanitary Ware	
	Thousands of Sq. Ft.	Thousands of Barrels of 350 lbs.	Thousands of Tons	\$000	Bath Tubs \$000	Closets, Sinks and Basins \$000
1939	1,214	16.7	1.5	172	74	86
1940	1,388	13.2	1.3	321	56	77
1941	1,756	12.0	1.5	508	2	11
1942	1,076	26.3	1.4	375	0	3
1943	1,226	18.6	1.2	277	1	1
1944	1,746	14.0	1.6	369	0	2
1945	5,993	32.7	2.9	490	7	254
1946	7,822	350.1	7.6	653	206	535
1947	5,775	1,248.6	10.1	969	1,044	205
1948	74	1,120.7	10.0	1,076	231	83
1949						
1st Quarter	1	61.2	1.1	310	120	75
2nd Quarter	9	635.6	1.7	302	135	116
3rd Quarter	56	921.6	2.5	243	147	139
4th Quarter	46	665.6	3.4	363	91	44
Total, 1949	112	2,284.0	8.7	1,218	493	374
1950						
January	0	11.9	.3	119	29	51
February	0	.0	.4	89	25	22
March	6	12.7	.3	109	26	24
1st Quarter	6	24.6	1.0	317	80	97
April	5	30.0	.4	104	57	56
May	4	34.9	.5	117	54	33
June	1	123.4	1.6	134	51	45
2nd Quarter	10	188.3	2.5	355	162	134
July	3	200.0	3.2	113	45	39
August	64	220.4	3.0	89	56	45
September	8	215.8	2.8	90	52	34
3rd Quarter	75	636.2	9.0	292	153	118
October	28	260.0	4.6	157	70	42
November	16	186.2	3.7	195	56	89
December	4	90.9	1.6	167	39	71
4th Quarter	48	537.1	9.9	519	165	202
Total, 1950	139	1,386.2	22.4	1,483	560	551

TABLE 37.— IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1939 — 1950 — *Concluded*.  
(In Units Specified).

Period	Plumbing and Heating Equipment				Common Colourless Window Glass	Paints, Pigments and Varnishes
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters		
	Units	\$000	Sq. Ft.	Units	Millions of Sq. Ft.	\$000
1939	444	79	69,002	— <sup>(1)</sup>	48.8	14,723
1940	708	55	10,721	— <sup>(1)</sup>	47.0	16,506
1941	21	5	1,984	— <sup>(1)</sup>	43.3	7,695
1942	279	4	601	— <sup>(1)</sup>	44.1	6,420
1943	1	4	4,676	— <sup>(1)</sup>	36.1	6,281
1944	64	1	2,571	— <sup>(1)</sup>	45.3	7,465
1945	334	35	280	— <sup>(1)</sup>	39.8	8,660
1946	1,542	133	7,595	— <sup>(1)</sup>	43.7	9,436
1947	2,506	319	43,824	— <sup>(1)</sup>	70.2	13,441
1948	7	16	0	3,214	96.3	14,276
1949						
1st Quarter	34	3	0	128	14.0	3,208
2nd Quarter	68	7	1,949	232	17.4	3,310
3rd Quarter	235	12	766	688	15.3	2,955
4th Quarter	185	11	624	237	17.9	4,394
Total, 1949	522	33	3,339	1,285	64.6	13,867
1950						
January	3	0	725	234	3.2	1,221
February	10	2	448	204	3.3	1,203
March	39	0	372	118	4.5	1,466
1st Quarter	52	2	1,545	556	11.0	3,890
April	23	1	0	402	5.5	1,263
May	43	4	340	226	6.6	1,582
June	17	2	0	73	5.9	1,541
2nd Quarter	83	7	340	701	18.0	4,386
July	179	0	0	244	7.0	1,394
August	9	3	1,506	78	5.9	1,587
September	12	7	2,753	478	5.2	1,762
3rd Quarter	200	10	4,259	800	18.1	4,743
October	100	4	7,137	173	6.5	1,908
November	411	25	3,845	284	9.8	1,845
December	189	6	2,628	173	5.1	1,441
4th Quarter	700	35	13,610	630	21.4	5,194
Total, 1950	1,035	54	19,754	2,687	68.5	18,213

(1) Not available.

TABLE 38.—EXPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1939 — 1950.  
(In Units Specified).

Period	Lumber and Lumber Products					Building Brick	Cement
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths		
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B	Thousands of Squares	Thousands of Laths	Millions of Bricks	Thousands of Barrels of 350 lbs.
1939	2,202.0	9,961	44.6	2,935	179,060	1.3	156.6
1940	2,545.8	2,863	72.9	2,811	182,329	1.8	300.0
1941	2,297.3	3,529	85.3	3,292	194,470	1.9	310.9
1942	2,179.0	968	52.3	2,694	117,287	1.4	273.9
1943	1,740.6	710	33.4	1,450	91,957	1.7	172.6
1944	1,881.9	610	34.5	1,475	40,670	2.0	210.4
1945	2,000.5	544	45.3	1,651	25,981	3.7	281.9
1946	2,083.3	106	36.1	1,775	26,193	6.1	114.4
1947	2,735.0	50	51.1	2,051	41,700	4.2	88.0
1948	2,467.7	25	40.2	2,353	55,513	4.9	73.0
1949							
1st Quarter	423.0	29	.9	369	8,006	.7	2.0
2nd Quarter	474.2	45	13.4	503	14,178	1.2	8.7
3rd Quarter	560.4	187	13.0	540	31,771	1.7	8.5
4th Quarter	731.1	350	3.1	739	23,202	.7	.0
Total, 1949	2,188.7	611	30.4	2,121	77,157	4.3	19.2
1950							
January	142.3	470	1.2	127	3,419	.1	.0
February	198.5	225	.8	139	4,210	.0	.0
March	263.6	423	1.1	282	5,566	.0	.0
1st Quarter	604.4	1,118	3.1	548	13,195	.1	.0
April	226.2	464	.7	238	4,366	.1	.0
May	276.0	1,029	1.8	278	7,136	.2	.4
June	358.5	1,719	1.4	270	9,162	.3	.5
2nd Quarter	860.7	3,212	3.9	786	20,664	.6	.9
July	384.6	1,801	1.2	257	12,105	.4	7.9
August	361.7	2,045	1.9	258	10,092	.4	7.9
September	404.9	2,552	1.6	326	13,031	.4	4.6
3rd Quarter	1,151.2	6,398	4.7	841	35,228	1.2	20.4
October	415.7	2,119	2.1	320	16,253	.4	1.8
November	302.5	1,722	2.5	220	7,149	.3	.6
December	228.0	1,566	1.3	208	3,668	.2	.2
4th Quarter	946.2	5,406	5.9	748	27,070	.9	2.6
Total, 1950	3,562.5	16,135	17.8	2,924	96,157	2.8	23.9

TABLE 38.—EXPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1939 — 1950 — *Concluded*.  
(In Units Specified).

Period	Iron and Steel Products				Common Colourless Window Glass	Gypsum Plaster	Paints, Pigments and Varnishes
	Cast Iron, Soil Pipe	Steel Pipe and Tubing	Structural Steel	Wire Nails and Spikes			
	Tons	Tons	Tons	Tons	Sq. Ft.	Tons	\$000
1939	— <sup>(1)</sup>	— <sup>(1)</sup>	3,190	8,053.7	— <sup>(1)</sup>	1,339	1,560
1940	749	— <sup>(1)</sup>	5,012	8,271.6	— <sup>(1)</sup>	972	2,325
1941	1,966	— <sup>(1)</sup>	7,187	10,656.2	— <sup>(1)</sup>	367	2,260
1942	802	— <sup>(1)</sup>	2,407	1,457.2	34,670	113	1,903
1943	95	— <sup>(1)</sup>	1,861	869.0	54,108	478	1,867
1944	670	— <sup>(1)</sup>	2,462	1,335.4	16,833	443	2,534
1945	506	— <sup>(1)</sup>	9,294	813.6	15,251	447	3,973
1946	157	3,158	7,781	1,270.5	4,301	969	4,407
1947	207	184	4,411	31.9	93,149	1,423	7,346
1948	658	2,812	10,506	1,854.1	57,959	744	6,235
1949							
1st Quarter	158	5,321	2,643	462.0	0	76	1,035
2nd Quarter	365	7,162	2,131	31.4	0	37	976
3rd Quarter	204	2,391	4,260	1.3	0	0	813
4th Quarter	271	1,932	1,230	.1	931	50	780
Total, 1949	998	16,806	10,264	494.8	931	163	3,604
1950							
January	282	11	54	0	0	35	336
February	84	2,013	130	0	0	0	508
March	166	353	62	0	200	2	385
1st Quarter	532	2,377	246	0	200	37	1,229
April	171	898	590	.1	400	25	188
May	63	64	55	0	0	6	243
June	45	1,195	94	.1	0	25	199
2nd Quarter	279	2,157	739	.2	400	56	630
July	94	428	283	.1	0	0	220
August	32	105	60	.1	92	9	298
September	126	364	46	.1	0	0	410
3rd Quarter	252	897	389	.3	92	9	928
October	106	260	259	.3	0	0	460
November	56	86	497	1.5	0	0	440
December	140	76	61	.1	225,700	0	338
4th Quarter	302	422	817	1.9	225,700	0	1,238
Total, 1950	1,366	5,855	2,191	2.4	226,392	102	4,025

(1) Not available.

TABLE 39.— SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,  
CANADA, 1946 — 1950.  
(In Thousands of Tons)

Period	Building Construc- tion	Railway and Railway Car Shops	Con- tainers	Merchant Trade <sup>(1)</sup> Products	Wholesalers and Warehouses	Automotive Industries	Miscella- neous <sup>(1)</sup>	Net Total Domestic Shipments	Producers <sup>(1)</sup> Interchange	Export Shipments	Total
1946	189.6	411.6	164.4	226.8	261.6	84.0	434.4	1,772.4	453.6	145.2	2,371.2
1947	273.6	463.2	171.6	250.8	331.2	138.0	556.8	2,187.6	806.4	168.0	3,162.0
1948	295.2	556.8	196.8	313.2	321.6	139.2	556.8	2,379.6	926.4	243.6	3,549.6
1949											
1st Quarter	92.5	155.4	48.9	97.3	87.0	39.5	136.9	657.5	272.5	55.2	985.2
2nd Quarter	96.6	138.6	55.5	90.4	89.2	33.2	126.4	629.9	266.7	75.7	972.3
3rd Quarter	82.7	125.4	53.8	79.7	84.9	36.7	114.4	577.6	215.9	32.0	825.5
4th Quarter	90.9	115.2	47.4	83.9	93.8	40.8	151.7	623.7	198.7	56.6	879.0
Total, 1949	362.7	534.6	205.6	351.3	354.9	150.2	529.6	2,488.7	953.8	219.5	3,662.0
1950											
January	23.6	36.8	17.5	25.9	23.6	13.3	53.4	194.1	92.1	17.4	303.6
February	23.7	39.6	17.7	27.3	18.6	12.2	51.5	190.6	114.2	7.8	312.6
March	30.4	48.8	18.8	30.8	26.8	18.3	59.0	232.9	111.8	14.3	359.0
1st Quarter	77.7	125.2	54.0	84.0	69.0	43.8	163.9	617.6	318.1	39.5	975.2
April	23.7	46.0	16.8	31.6	21.0	15.3	49.5	203.9	106.3	12.7	322.9
May	35.6	48.5	22.3	30.9	24.7	17.5	55.8	235.3	128.4	13.6	377.3
June	32.3	48.7	24.4	31.4	26.5	16.7	53.1	233.1	123.3	15.2	371.6
2nd Quarter	91.6	143.2	63.5	93.9	72.2	49.5	158.4	672.3	358.0	41.5	1,071.8
July	29.7	34.8	23.6	26.7	26.9	14.1	48.1	203.9	125.6	17.8	347.3
August	29.5	37.8	24.2	28.7	26.7	15.4	41.7	204.0	118.8	17.8	340.6
September	32.7	42.9	27.2	29.5	29.5	18.4	53.9	234.1	123.6	20.8	378.5
3rd Quarter	91.9	115.5	75.0	84.9	83.1 <sup>(2)</sup>	47.9	143.7 <sup>(2)</sup>	642.0	368.0	56.4	1,066.4
October	34.8	39.6	24.7	31.0	31.9	18.1	51.9	232.0	123.5	25.9	381.4
November	30.8	36.9	24.6	33.3	30.1	21.2	51.7	228.6	125.5	27.0	381.1
December	30.8	40.1	20.2	30.9	27.9	19.5	51.9	221.3	107.2	28.5	357.0
4th Quarter	96.4	116.6	69.5	95.2	89.9	58.8	155.5	681.9	356.2	81.4	1,119.5
Total, 1950	357.6	500.5	262.0	358.0	314.2	200.0	621.5	2613.8	1,400.3	218.8	4,232.9

(1) For details (see p.118).

(2) Revised.



TABLE 40.— VOLUME OF SELECTED BUILDING MATERIALS UNLOADED<sup>(1)</sup>  
AT RAILWAY STATIONS IN CANADA,  
1939 — 1950.  
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material <sup>(2)</sup>	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1939	1,836	2,420	277	241	542	25	5,341
1940	2,699	4,276	331	292	720	34	8,352
1941	3,221	3,900	385	399	758	38	8,701
1942	3,553	3,955	458	433	968	57	9,424
1943	3,663	3,730	461	396	822	48	9,120
1944	3,571	3,696	429	354	705	36	8,791
1945	3,622	3,954	411	401	837	57	9,282
1946	3,907	4,717	469	500	1,173	66	10,832
1947	4,395	5,868	554	619	1,314	84	12,834
1948	4,391	6,386	624	619	1,580	93	13,693
1949							
1st Quarter	890	541	138	127	372	15	2,083
2nd Quarter	1,076	1,578	166	145	585	24	3,574
3rd Quarter	1,140	2,151	159	152	580	26	4,208
4th Quarter	1,005	1,237	163	140	476	19	3,040
Total, 1949	4,111	5,507	626	564	2,013	84	12,905
1950							
January	220	181	46	34	84	2	567
February	261	168	46	36	103	4	618
March	354	196	57	41	148	5	801
1st Quarter	835	545	149	111	335	11	1,986
April	287	328	51	41	175	5	887
May	328	673	59	55	236	8	1,359
June	390	773	58	56	186	8	1,471
2nd Quarter	1,005	1,774	168	152	597	21	3,717
July	443	806	59	56	178	9	1,551
August	339	585	48	40	118	7	1,137
September	431	734	60	63	159	10	1,457
3rd Quarter	1,213	2,125	167	159	455	26	4,145
October	477	672	67	61	170	8	1,455
November	430	602	62	56	140	6	1,296
December	349	297	53	51	101	5	856
4th Quarter	1,256	1,571	182	168	411	19	3,607
Total, 1950	4,309	6,015	666	590	1,798	77	13,455

(1) For source and explanatory note see p. 118.

(2) Includes plywood.

(3) Not as yet available.

TABLE 41.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING  
MATERIAL INDUSTRIES, CANADA <sup>(1)</sup> 1946 — 1950.

Period	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$
1946 Annual Average	84,203	2,704	32.11
1947 Annual Average	97,787	3,539	36.09
1948 Annual Average	104,916	4,165	39.69
1949—January	102,011	4,149	40.67
February	103,606	4,091	39.48
March	103,289	4,539	43.94
April	104,683	4,392	43.95
May	106,041	4,619	43.56
June	110,806	4,688	42.31
July	114,370	4,987	43.62
August	115,056	4,988	43.35
September	115,589	5,090	44.03
October	114,667	5,110	44.57
November	113,332	5,099	44.99
December	109,367	4,956	45.32
Annual Average	109,401	4,726	43.32
1950—January	105,302	4,386	41.65
February	102,901	4,568	44.39
March	105,124	4,759	45.26
April	106,832	4,861	45.52
May	108,702	4,959	45.62
June	114,445	5,066	44.26
July	119,895	5,433	45.32
August	122,305	5,697	46.58
September <sup>(2)</sup>	123,742	5,742	46.40
October	123,916	5,952	48.03
November	121,431	5,891	48.51
December	117,683	5,708	48.50
Annual Average	114,356	5,252	45.84

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

(2) Revised.

TABLE 42.— NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES.  
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES  
BY REASON FOR LAYOFF, CANADA,  
MARCH, 1948 — JANUARY 1951.

Period	Number of Establishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other <sup>(1)</sup>
1948 <sup>(2)</sup>	68	6,842	1,678	933	4,231
1949					
January	6	478	165	17	296
February	5	196	160	21	15
March	9	778	445	73	260
1st Quarter	20	1,452	770	111	571
April	10	478	403	—	75
May	4	217	167	—	50
June	6	163	85	60	18
2nd Quarter	20	858	655	60	143
July	3	160	85	75	—
August	3	275	235	—	40
September	4	154	99	—	55
3rd Quarter	10	589	419	75	95
October	6	238	225	13	—
November	8	245	123	12	110
December	5	262	147	25	90
4th Quarter	19	745	495	50	200
Total, 1949	69	3,644	2,339	296	1,009
1950					
January	3	168	150	18	—
February	3	200	—	100	100
March	6	422	197	210	15
1st Quarter	12	790	347	328	115
April	4	284	84	100	100
May	10	597	149	20	428
June	2	65	40	25	—
2nd Quarter	16	946	273	145	528
July	2	50	—	10	40
August	4	280	—	130	150
September	3	128	28	100	—
3rd Quarter	9	458	28	240	190
October	11	572	355	87	130
November	6	439	220	—	219
December	3	150	120	—	30
4th Quarter	20	1,161	695	87	379
Total, 1950	57	3,355	1,343	800	1,212
1951					
January	4	387	250	12	125

(1) See p. 119.

(2) Covers period March — December only.

TABLE 43.— CAPITAL EXPENDITURES IN BUILDING MATERIAL INDUSTRIES, CANADA, 1945 — 1950.  
(Thousands of Dollars)

Year and Type of Investment	Sawn Lumber and Hardwood Flooring	Cement and Cement Products	Clay Products	Plumbing and Heating Equipment	Other Iron and Steel Products	Electrical Equipment	Lath, Plaster Roofing and Insulation Materials	Paint and Paint Materials	Total
1945									
Construction	4,081	345	330	208	379	26	277	553	6,199
Machinery and Equipment	2,339	376	58	354	343	68	824	238	4,600
Total.....	6,420	721	388	562	722	94	1,101	791	10,799
1946									
Construction	2,971	1,468	351	178	676	57	484	1,399	7,584
Machinery and Equipment	3,101	1,222	435	497	1,196	105	785	1,028	8,369
Total.....	6,072	2,690	786	675	1,872	162	1,269	2,427	15,953
1947									
Construction	4,011	2,134	173	391	444	122	1,128	943	9,346
Machinery and Equipment	8,811	3,290	417	1,294	1,361	183	2,007	1,057	18,420
Total.....	12,822	5,424	590	1,685	1,805	305	3,135	2,000	27,766
1948									
Construction	5,474	2,716	1,095	493	247	101	662	1,018	11,806
Machinery and Equipment	11,857	5,516	1,898	1,254	1,520	191	1,457	1,816	25,509
Total.....	17,531	8,232	2,993	1,747	1,767	292	2,119	2,834	37,315
1949 <sup>(1)</sup>									
Construction	4,827	1,863	1,590	245	477	68	529	802	10,401
Machinery and Equipment	13,749	4,289	2,217	1,047	3,974	292	2,056	814	28,438
Total.....	18,576	6,152	3,807	1,292	4,451	360	2,585	1,616	38,839
1950 <sup>(2)</sup>									
Construction	6,121	1,159	358	1,261	175	87	520	507	10,188
Machinery and Equipment	11,082	3,270	1,236	1,185	1,403	205	1,375	698	20,454
Total.....	17,203	4,429	1,594	2,446	1,578	292	1,895	1,205	30,642

(1) Revised.

(2) Preliminary.

SECTION 6  
BUILDING LABOUR

TABLE 44.— EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY,  
CONSTRUCTION, NON-AGRICULTURAL AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945 — 1950.  
(In Thousands)

Week Ending	Persons Employed				Persons Unemployed			Labour Force		
	Construction		Non-agricultural Industries	Total	Construction Industry	Non-agricultural Industries	Total	Construction Industry	Non-agricultural Industries	Total
	(1) Occupation	Industry								
1945—November 17	—	184	3,269	4,326	13	165	172	197	3,434	4,498
1946 Annual Average	—	227	3,465	4,652	13	139	143	239	3,604	4,794
1947—March 1	—	187	3,634	4,565	21	136	141	208	3,770	4,706
May 31	—	254	3,658	4,821	8	89	91	262	3,747	4,912
August 16	247	283	3,709	5,008	8	71	73	291	3,780	5,081
November 8	255	284	3,779	4,847	12	82	87	296	3,861	4,934
Annual Average	—	252	3,695	4,810	12	94	98	264	3,789	4,908
1948—February 21	227	219	3,704	4,669	33	149	156	252	3,853	4,825
June 5	260	295	3,762	4,948	7	80	82	302	3,842	5,030
September 4	304	323	3,795	5,042	8	65	67	331	3,860	5,109
November 20	288	317	3,872	4,858	17	101	106	334	3,973	4,964
Annual Average	270	289	3,783	4,879	16	99	103	305	3,882	4,982
1949—March 5	258	251	3,744	4,700	47	192	199	298	3,936	4,899
June 4	350	350	3,895	5,018	16	101	103	366	3,996	5,121
August 20	343	362	3,920	5,155	15	95	98	377	4,015	5,253
October 29	341	319	3,914	4,953	20	123	133	339	4,037	5,086
Annual Average	323	320	3,868	4,956	25 <sup>(1)</sup>	128	133	345	3,996	5,089
1950—March 4	255	254	3,780	4,717	71	279	290	325	4,059	5,007
June 3 <sup>(2)</sup>	346	336	3,985	5,022	30	128	129	366	4,113	5,151
August 19	369	371	3,972	5,115	15	93	95	386	4,065	5,210
November 4	355	357	4,027	4,989	21	104	109	378	4,131	5,098
Annual Average	331	330	3,941	4,986	34	151	156	364	4,092	5,116

(1) Not available prior to August, 1947.

(2) Includes an estimate for Manitoba (see p. 119).

(3) Revised.

TABLE 45.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION  
OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK,  
CANADA, MARCH, 1949 — 1950.

Week Ending	Percentage of Workers, by Number of Hours worked per Week					Average Number of Hours Worked <sup>(1)</sup>	Total Number of Hours Worked per Week (In Thousands)
	Less than 15	15-34	35-44	45-54	More than 54		
1949							
March 5	8.4	7.2	46.0	33.2	5.2	40	9,940
June 4	3.4	4.8	41.5	38.6	11.7	44	15,295
August 20	4.1	5.1	40.6	38.0	12.2	44	15,747
October 29	4.0	7.2	44.0	36.9	7.9	42	13,462
Annual Average	4.7	5.9	42.8	37.0	9.6	43	13,600
1950							
March 4	12.4	11.8	45.7	25.7	4.4	37	9,271
June 3	3.7	5.5	48.5	34.8	7.5	42	14,213
August 19	4.1	5.7	46.1	34.6	9.5	43	15,805
November 4	3.4	6.7	50.1	33.3	6.5	42	15,065
Annual Average	5.9	7.4	47.6	32.1	7.0	41	13,530

(1) For qualitative note (see p.120).

TABLE 46.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, <sup>(1)</sup> 1945 — 1950.

Period	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$	Building Industry	Non-Agri- cultural Industries
<b>1945</b>					
Annual Average	44,932	1,533	34.03	163.9	153.7
<b>1946</b>					
Annual Average	65,386	2,230	33.97	234.6	152.1
<b>1947</b>					
Annual Average	88,124	3,322	37.41	306.9	165.0
<b>1948</b>					
Annual Average	100,726	4,192	41.41	342.3	171.9
<b>1949</b>					
January	103,872	4,107	39.56	341.4	172.2
February	100,599	4,440	44.15	329.3	167.4
March	97,634	4,402	45.11	318.5	165.9
April	99,680	4,483	45.00	325.4	164.8
May	104,913	4,697	44.79	342.0	166.1
June	111,243	4,767	42.87	363.9	170.9
July	120,113	5,191	43.23	398.9	174.7
August	126,304	5,629	44.81	412.9	175.4
September	130,730	5,913	45.27	427.7	177.5
October	131,332	6,059	45.92	429.0	177.6
November	131,233	6,029	45.94	428.0	177.4
December	127,777	5,867	45.82	414.0	177.3
Annual Average	115,453 <sup>(2)</sup>	5,133 <sup>(2)</sup>	44.37	377.6	172.3 <sup>(2)</sup>
<b>1950</b>					
January	110,310	4,423	39.97	357.6	170.3
February	101,836	4,524	44.62	332.7	164.4
March	99,573	4,604	46.23	325.1	163.8
April	103,280	4,832	46.77	340.3	165.0
May	109,596	5,158	47.14	358.5	165.7
June	120,691	5,544	45.88	396.1	172.4
July	129,774	6,067	46.67	426.6	177.6
August	134,027	6,225	46.54	441.1	179.5
September	138,437	6,512	47.07 <sup>(2)</sup>	452.2 <sup>(2)</sup>	181.1 <sup>(2)</sup>
October	136,193	6,558	48.16	443.6	183.8
November	135,878	6,603	48.54	445.2	185.3
December	133,935	6,481	48.39	436.2	186.6
Annual Average	121,275	5,628	47.25	396.3	174.6

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

(2) Revised.

**TABLE 47.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL  
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND  
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,<sup>(1)</sup>  
1945 — 1950.**

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 \$
<b>1945</b>					
Annual Average	33,770	40.4	1,364	80.9	32.68
<b>1946</b>					
Annual Average	52,899	38.7	2,057	83.4	32.28
<b>1947</b>					
Annual Average	72,738	39.2 <sup>(3)</sup>	2,867	91.0	35.67 <sup>(3)</sup>
<b>1948</b>					
Annual Average	82,341	39.9	3,296	100.9	40.26 <sup>(3)</sup>
<b>1949—</b>					
January	82,101	35.6	2,925	105.7	37.63
February	79,594	39.6	3,148	108.9	43.12
March	77,166	40.8	3,145	108.0	44.06
April	79,519	40.5	3,221	108.9	44.10
May	84,041	40.4	3,391	108.5	43.83
June	90,412	38.6	3,493	107.0	41.30
July	100,133	39.1	3,914	107.2	41.92
August	104,011	41.1	4,270	106.7	43.85
September	108,191	41.1	4,448	107.8	44.31
October	108,416	41.5	4,499	108.2	44.90
November	108,114	41.2	4,490	109.0	44.91
December	103,372	40.9	4,229	109.2	44.66
Annual Average	93,756 <sup>(3)</sup>	40.1 <sup>(3)</sup>	3,764	107.9	43.27 <sup>(3)</sup>
<b>1950—</b>					
January	88,573	34.6	3,061	108.9	37.68
February	81,166	38.6	3,132	110.7	42.73
March	79,099	40.0	3,166	111.7	44.68
April	83,307	40.2	3,345	112.4	45.18
May	87,809	40.1	3,510	113.9	45.67
June	98,415	39.4	3,877	112.4	44.29
July	106,953	40.5	4,333	112.2	45.44
August	111,130	40.2	4,470	112.5	45.23
September	113,023	40.2 <sup>(3)</sup>	4,554	114.1	45.87 <sup>(3)</sup>
October	112,221	40.6	4,561	115.8	47.01
November	111,865	40.2	4,518	117.1	47.31
December	108,523	40.2	4,360	117.6	47.28
Annual Average	98,507	39.6	3,907	113.3	44.86

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

(2) Refers to employees paid by the hour.

(3) Revised.



TABLE 48.— LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND  
TOTAL LABOUR INCOME, CANADA,<sup>(1)</sup>  
1945 — 1950.

Period	Construction Labour Income \$ Millions		Total Labour Income \$ Millions	
	Current Dollars	Constant Dollars	Current Dollars	Constant Dollars
1945.....	180	180	4,920	4,920
1946.....	295	285	5,321	5,141
1947.....	399	352	6,212	5,478
1948.....	480	369	7,113	5,479
1949—January.....	35	26	607	454
February.....	34	25	605	453
March.....	35	26	606	455
1st Quarter.....	104	77	1,818	1,362
April.....	39	29	610	458
May.....	42	31	622	466
June.....	46	34	645	480
2nd Quarter.....	127	94	1,877	1,404
July.....	49	36	649	478
August.....	51	37	658	483
September.....	53	39	662	487
3rd Quarter.....	153	112	1,969	1,448
October.....	52	38	663	488
November.....	50	37	661	489
December.....	41	30	642	475
4th Quarter.....	143	105	1,966	1,452
Total, 1949	527	388	7,630	5,666
1950—January.....	37	27	620	460
February.....	37	27	625	462
March.....	39	28	633	462
1st Quarter.....	113	82	1,878	1,384
April.....	41	30	642	468
May.....	48	35	659	480
June.....	52	38	683	493
2nd Quarter.....	141	103	1,984	1,441
July.....	54	39	691	493
August.....	56	40	686	486
September.....	56	39	716	504
3rd Quarter.....	166	118	2,093	1,483
October.....	55	38	723	505
November.....	53	37	733	513
December.....	43	30	703	491
4th Quarter.....	151	105	2,159	1,509
Total, 1950	571	408	8,114	5,817

(1) For coverage (see p. 120).

TABLE 49.— UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,  
CANADA, DECEMBER, 1944 — 1950.

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
1944																		
December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945																		
Annual Average	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946																		
Annual Average	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947																		
Annual Average	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948																		
Annual Average	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949																		
Annual Average	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,400	940	10,096	2,357	25,496
1950																		
January	89	1,695	64	27,265	29	6,512	20	577	31	1,756	53	3,872	286	41,677	161	23,936	447	65,613
February	58	1,969	161	27,678	43	5,925	32	580	38	2,075	51	3,988	383	42,215	188	24,678	571	66,893
March	105	1,867	176	28,017	80	5,612	47	520	62	2,390	89	3,862	561	42,268	462	28,200	1,023	70,468
April	221	1,040	473	20,589	313	3,375	48	316	100	2,231	165	2,796	1,320	30,347	1,354	21,773	2,637	52,120
May	298	519	772	9,928	499	1,275	91	150	99	1,584	190	1,504	1,949	14,960	1,840	10,806	3,716	25,766
June	369	292	698	5,320	355	813	188	87	187	914	145	890	1,942	8,316	1,638	6,706	3,560	15,022
July	311	162	748	3,120	190	713	200	35	241	570	187	540	1,877	5,141	1,855	4,500	3,732	9,641
August	298	165	626	3,085	117	680	219	34	193	421	188	480	1,641	4,862	1,970	4,017	3,611	8,879
September	252	131	827	2,991	182	945	216	31	209	379	196	435	1,882	4,906	3,946	3,364	5,828	8,270
October	383	143	628	3,680	61	1,718	167	56	202	390	163	544	1,604	6,531	2,136	4,304	3,740	10,835
November	320	406	422	7,189	46	3,072	54	136	159	585	99	1,312	1,100	12,700	758	7,845	1,858	20,545
December	148	774	151	14,159	16	4,573	22	282	124	819	48	2,247	509	22,854	233	13,405	742	36,259
Annual Average	238	763	478	12,752	161	2,934	109	234	137	1,176	131	1,872	1,254	19,731	1,368	12,794	2,622	32,525

TABLE 50.— UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION  
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, <sup>(1)</sup>  
1939 — 1950.

Period	Bricklayers, Masons and Plasterers	Carpenters and Joiners	Painters, Decorators and Paperhangers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers
1939	37.5	28.0	34.8	21.1	7.4	46.6	29.1
1940	29.2	18.0	16.0	12.2	2.8	27.8	18.2
1941	20.9	13.2	6.4	4.0	.4	16.7	11.4
1942	16.8	8.1	3.7	3.4	.4	9.7	7.6
1943	8.8	4.8	.7	1.1	0	4.9	4.0
1944	8.1	3.0	.8	1.4	.5	1.9	2.7
1945	3.1	1.5	1.3	2.7	1.6	1.6	1.8
1946	2.5	2.1	2.1	1.0	3.2	1.7	1.8
1947	1.5	4.9	2.5	.4	.6	2.7	3.2
1948	2.3	7.0	2.4	1.9	1.5	5.7	4.8
1949							
March	8.6	17.0	5.3	4.9	4.2	12.6	11.4
June	1.1	5.8	.1	4.0	3.5	9.1	4.3
September	.3	6.5	2.4	3.6	1.0	4.4	4.6
December	8.2	19.8	20.2	5.4	4.3	17.3	15.0
Annual Average	4.5	12.3	7.0	4.5	3.2	10.8	8.8
1950							
March	13.5	22.1	6.8	10.3	6.3	21.9	15.8
June	1.8	4.2	.4	4.9	1.5	8.4	4.2
September <sup>(2)</sup>	.2	4.9	2.1	2.8	.6	3.6	3.6
December <sup>(2)</sup>	7.2	16.8	18.0	4.4	1.5	15.7	13.9
Annual Average <sup>(2)</sup>	5.8	12.0	6.8	5.6	2.5	12.4	9.4

(1) For coverage (see p. 121).

(2) Estimated (see p. 121).

TABLE 51. — NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND  
ESTABLISHING BENEFIT YEARS, CANADA,  
1942 — 1950.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers <sup>(1)</sup>	Total Construction Workers
1942	— (2)	— (2)	— (2)	— (2)	— (2)	— (2)	— (2)	2,313
1943	— (2)	— (2)	— (2)	— (2)	— (2)	— (2)	— (2)	4,512
1944	532	5,396	1,259	67	906	695	646	9,501
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949	2,757	36,224	10,866	1,351	4,226	4,384	7,933	67,741
1950								
January	610	8,752	1,994	400	782	642	1,798	14,978
February	752	8,244	1,506	394	1,066	742	1,576	14,280
March	338	3,176	628	148	690	418	626	6,024
1st Quarter	1,700	20,172	4,128	942	2,538	1,802	4,000	35,282
April	180	2,052	446	106	592	440	344	4,160
May	116	1,464	294	72	406	366	342	3,060
June	52	604	212	28	186	216	198	1,496
2nd Quarter	348	4,120	952	206	1,184	1,022	884	8,716
July	44	472	112	14	92	156	148	1,038
August	22	512	288	4	88	160	138	1,212
September	36	732	396	10	102	148	180	1,604
3rd Quarter	102	1,716	796	28	282	464	466	3,854
October	44	872	654	30	130	176	296	2,202
November	122	2,280	1,434	76	192	254	686	5,044
December	258	4,360	1,560	158	292	176	1,172	7,976
4th Quarter	424	7,512	3,648	264	614	606	2,154	15,222
Total, 1950	2,574	33,520	8,524	1,440	4,618	3,894	7,504	63,074

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

(2) Not available.

TABLE 52.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,  
BY NUMBER IN TRAINING, CANADA, 1945 — 1950. <sup>(1)</sup>

Trade and Type of Training	Dec. 31, 1945	Dec. 31, 1946	Dec. 31, 1947	Dec. 31, 1948	Dec. 31, 1949	Dec. 31, 1950
Bricklaying						
Vocational.....	129	386	133	2	—	—
Apprenticeship.....	77	263	677	573	358	333
Sub-total.....	206	649	810	575	358	333
Carpentry						
Vocational.....	729	1,103	177	23	—	—
Apprenticeship.....	291	1,021	1,566	1,365	1,047	1,070
Sub-total.....	1,020	2,124	1,743	1,388	1,047	1,070
Painting and Decorating						
Vocational.....	133	206	16	—	—	—
Apprenticeship.....	67	443	323	230	167	179
Sub-total.....	200	649	339	230	167	179
Plastering						
Vocational.....	48	34	7	1	—	—
Apprenticeship.....	36	129	237	245	252	257
Sub-total.....	84	163	244	246	252	257
Plumbing and Steam Fitting						
Vocational.....	303	410	71	3	—	—
Apprenticeship.....	395	1,097	1,601	1,704	1,613	1,415
Sub-total.....	698	1,507	1,672	1,707	1,613	1,415
Electrical						
Vocational.....	706	834	215	34	—	—
Apprenticeship.....	470	1,017	1,373	1,336	1,289	1,404
Sub-total.....	1,176	1,851	1,588	1,370	1,289	1,404
Sheet Metal						
Vocational.....	238	131	20	—	—	—
Apprenticeship.....	193	409	636	571	519	622
Sub-total.....	431	540	656	571	519	622
All Trades						
Vocational.....	2,286	3,104	639	63	—	—
Apprenticeship.....	1,529	4,379	6,413	6,024	5,245	5,280
Total.....	3,815	7,483	7,052	6,087	5,245	5,280

(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 53.— IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1939 — 1950.

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
1939 <sup>(1)</sup>	8	35	20	6	13	20	17	119	6	125
1940 <sup>(1)</sup>	6	58	16	3	11	21	6	121	15	136
1941 <sup>(1)</sup>	5	59	12	4	11	16	4	111	10	121
1942 <sup>(1)</sup>	6	74	9	1	14	22	1	127	11	138
1943 <sup>(1)</sup>	5	106	13	0	25	18	6	300	6	306
1944 <sup>(1)</sup>	10	166	22	1	34	27	5	265	0	265
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950										
January	10	23	8	1	0	22	7	71	11	82
February	19	42	6	3	3	31	3	107	19	126
March	32	56	14	4	6	30	3	145	18	163
1st Quarter	61	121	28	8	9	83	13	323	48	371
April	26	59	17	6	12	43	4	167	22	189
May	36	78	24	3	9	42	7	199	34	233
June	17	53	20	3	16	36	1	146	152	298
2nd Quarter	79	190	61	12	37	121	12	512	208	720
July	22	36	13	4	11	33	2	121	63	184
August	16	39	12	2	9	25	0	103	17	120
September	15	40	7	3	2	20	0	87	15	102
3rd Quarter	53	115	32	9	22	78	2	311	95	406
October	22	46	13	2	10	25	2	120	36	156
November	61	83	23	2	9	27	6	211	42	253
December	27	84	17	4	11	35	5	183	19	202
4th Quarter	110	213	53	8	30	87	13	514	97	611
Total, 1950	303	639	174	37	98	369	40	1,660	448	2,108

(1) Estimated from fiscal year figures.

TABLE 54.— EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1948 — 1950<sup>(1)</sup>

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1948	118	366	112	30	85	141	54	48	954
1949									
1st Quarter	19	95	33	4	27	32	13	11	234
2nd Quarter	13	74	35	7	23	40	8	11	211
3rd Quarter	17	68	31	6	14	40	11	14	201
October	8	20	7	6	7	8	4	5	65
November	5	29	6	4	6	8	5	4	67
December	1	11	10	1	3	5	2	4	37
4th Quarter	14	60	23	11	16	21	11	13	169
Total, 1949	63	297	122	28	80	133	43	49	815
1950									
January	5	15	9	0	4	4	0	4	41
February	8	28	4	8	10	11	6	3	78
March	2	23	9	2	2	8	1	5	52
1st Quarter	15	66	22	10	16	23	7	12	171
April	5	26	9	4	8	10	4	4	70
May	5	26	10	3	8	9	0	2	63
June	7	30	6	3	3	4	10	4	67
2nd Quarter	17	82	25	10	19	23	14	10	200
July	9	20	5	3	6	6	4	6	59
August	6	23	6	4	2	12	4	5	62
September	7	19	11	7	9	12	3	5	73
3rd Quarter	22	62	22	14	17	30	11	16	194
October	11	34	12	8	4	8	3	8	88
November	6	13	11	4	5	10	3	—	52
December	4	19	9	2	2	9	6	—	51
4th Quarter	21	66	32	14	11	27	12	8	191
Total, 1950	75	276	101	48	63	103	44	46	756

(1) Data are preliminary (see p. 122).

TABLE 55.— STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY AND IN ALL INDUSTRIES,  
CANADA, 1939 — JANUARY, 1951.

Period	The Building Industry				All Industries			
	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days
1939.....	3	42	149	295	122	243	41,038	224,588
1940.....	6	21	508	1,398	168	894	60,619	266,318
1941.....	13	212	3,384	9,365	231	658	87,091	433,914
1942.....	22	27	2,872	3,420	354	492	113,916	450,202
1943.....	4	4	397	1,186	402	651	218,404	1,041,198
1944.....	6	50	427	1,212	199	400	75,290	490,139
1945.....	5	12	325	2,848	197	418	96,068	1,457,420
1946.....	12	76	892	6,535	228	1,299	139,474	4,516,393
1947.....	32	391	6,057	44,262	236	1,173	104,120	2,397,340
1948.....	18	257	3,322	39,546	154	674	42,820	885,793
1949.....	12	185	3,002	30,820	129	509	48,639	1,031,139
1950 <sup>(1)</sup>								
January.....	1	37	375	7,000	5	66	769	9,848
February.....	1	31	375	6,000	10	30	2,881	11,400
March.....	1	31	228	5,000	13	22	4,604	9,954
April.....	1	31	228	3,000	10	10	1,735	4,690
May.....	2	1	163	500	12	13	1,995	12,330
June.....	2	10	144	425	17	24	1,678	7,847
July.....	4	49	1,332	5,636	18	67	4,930	30,716
August.....	1	—	200	600	8	14	127,933	1,021,535
September.....	0	—	—	—	11	15	13,125	16,366
October.....	0	—	—	—	13	17	11,933	19,623
November.....	1	1	40	240	8	17	11,663	8,790
December.....	1	2	29	75	6	9	1,138	3,098
Total, 1950 <sup>(1)</sup>	15	193	3,114	28,476	131	304	184,384	1,156,197
1951								
January.....	4	13	105	217	17	32	6,253	17,763

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



# SECTION 7

## BUILDING COSTS

TABLE 56.—INDEXES OF WHOLESALE PRICES, OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1939 — JANUARY, 1951.  
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Construction Materials
1939	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1940	113.5	100.6	100.8	118.5	100.3	106.0	103.4	104.6	104.4	107.8	106.6
1941	132.7	105.4	108.1	140.1	103.4	114.0	111.3	106.4	107.6	119.8	119.6
1942	146.0	107.2	112.1	151.1	105.4	118.5	116.5	107.7	112.4	128.0	128.4
1943	163.3	107.7	116.4	153.7	105.4	125.0	116.5	107.7	112.7	136.0	135.1
1944	179.6	108.3	118.2	150.8	105.4	130.6	116.5	107.7	112.7	143.3	141.9
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	141.9
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	149.5
1947	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.5
1948	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.0
1949	307.2	135.1	155.3	184.8	119.0	185.1	174.9	169.3	167.2	222.9	224.8
1950—January	305.6	136.7	161.6	180.1	115.5	187.2	174.9	171.3	166.2	222.2	224.5
February	305.8	137.1	161.6	178.4	115.5	191.6	174.9	171.3	164.4	222.3	226.9
March	304.9	137.1	161.6	178.4	115.5	194.5	174.2	171.3	164.4	221.9	228.7
April	304.3	137.6	161.6	178.4	115.5	203.2	174.6	171.3	167.1	222.1	229.8
May	310.4	137.7	161.6	173.0	115.5	223.5	174.7	174.9	168.5	225.5	233.6
June	325.6	137.4	161.6	173.0	115.5	235.2	174.8	184.2	170.6	232.9	243.5
July	338.4	140.2	161.6	173.5	116.2	260.2	174.9	184.2	172.9	239.7	249.9
August	341.8	140.2	169.3	182.3	116.2	269.0	174.9	184.2	173.1	242.0	253.1
September	353.3	140.3	180.2	183.6	120.7	280.6	183.1	190.4	181.1	250.4	264.3
October	362.8	143.4	180.2	183.6	120.7	228.2	184.2	187.3	183.0	253.7	261.0
November	367.5	143.4	180.2	186.4	120.7	213.7	184.2	186.0	183.3	255.3	259.6
December	369.7	144.7	180.2	187.3	120.7	225.6	185.1	186.0	183.8	257.1	262.2
Annual Average	332.5	139.7	168.4	179.8	117.4	226.0	177.9	180.2	173.2	237.1	244.8
1951—January	380.1	145.1	180.2	199.2	125.3	240.2	186.9	193.0	186.6	263.5	274.1

TABLE 57.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, <sup>(1)</sup>  
1939 — 1950.  
(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	All Construction Workers (Including Holiday Pay Allowances)	All Industries (Including Holiday Pay Allowances)
1939	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1940	103.6	105.1	104.5	105.7	104.4	107.0	103.8	104.8	104.5	104.5	103.9
1941	109.4	112.9	111.0	110.7	113.1	112.3	113.8	108.4	111.6	111.6	113.1
1942	112.9	119.2	117.1	113.6	118.4	118.0	116.3	125.4	118.6	118.6	122.5
1943	118.9	127.6	127.9	121.3	122.9	125.5	125.3	142.6	127.7	127.4	133.7
1944	120.4	129.0	129.3	122.6	123.6	126.3	125.3	148.1	129.6	130.4	138.8
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	132.0	151.5
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	145.1	156.5
1947	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	158.6	177.7
1948	172.7	176.1	172.4	178.1	171.3	171.7	169.6	197.4	176.3	180.4	200.3
1949	178.0	182.7	183.7	184.5	182.2	179.2	177.0	203.6	184.2	188.4	209.8
1950											
January	178.0	182.7	184.2	184.5	182.2	179.2	181.4	203.6	184.4	188.6	211.3
February	178.3	182.7	184.2	184.5	182.2	179.2	181.4	206.7	184.4	188.6	211.7
March	178.3	182.7	184.2	184.5	182.2	179.4	181.4	206.7	184.4	188.6	212.1
April <sup>(2)</sup>	179.3	182.7	184.2	184.5	182.2	181.6	184.8	206.7	188.9	193.2	212.5
May <sup>(2)</sup>	185.6	190.5	184.2	186.8	183.3	185.0	184.8	212.3	190.2	194.5	212.9
June <sup>(2)</sup>	185.6	190.5	184.5	189.0	184.5	185.0	184.8	212.3	190.2	194.5	213.2
July <sup>(2)</sup>	185.6	190.5	184.5	190.0	184.5	186.6	186.2	212.3	191.3	195.7	213.7
August <sup>(2)</sup>	185.6	191.7	191.2	193.7	185.7	189.9	187.5	216.1	192.2	196.6	214.1
September <sup>(2)</sup>	187.1	192.3	191.7	194.2	186.8	191.0	191.2	216.1	193.0	197.4	214.4
October <sup>(2)</sup>	187.9	192.6	191.7	194.2	186.8	191.0	191.2	216.4	193.3	197.7	215.2
November <sup>(2)</sup>	189.0	193.8	192.0	194.2	186.8	191.0	191.2	216.4	193.9	198.4	215.9
December <sup>(2)</sup>	189.0	193.8	192.0	194.2	186.8	191.0	191.2	216.4	193.9	198.4	216.8
Annual Average	184.1	188.9	187.4	189.5	184.5	185.8	186.4	211.8	190.0	194.3	213.7

(1) For source and details of compilation (see p.123).

(2) Preliminary.

TABLE 58.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESAL PRICE INDEX OF ALL COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1939 — JANUARY, 1951.  
(1939 = 100)

Period	Residential Building Materials and Wage Rates <sup>(1)</sup>	All Construction Materials and Wage Rates <sup>(1)</sup>	All Commodities	Cost of Living	Rent
1939	100.0	100.0	100.0	100.0	100.0
1940	106.4	105.7	109.9	104.0	102.4
1941	116.4	116.3	119.4	110.0	105.4
1942	124.1	124.4	126.8	115.3	107.2
1943	132.5	132.0	132.6	116.7	107.4
1944	137.6	137.1	135.9	117.1	107.8
1945	139.2	137.8	137.4	117.7	108.0
1946	148.0	147.7	144.2	121.8	108.6
1947	168.3	173.6	171.3	133.5	112.4
1948	195.2	198.3	203.1	152.7	116.3
1949—January	207.0	208.7	211.3	157.2	117.2
February	207.2	208.7	209.7	157.1	117.2
March	206.8	209.4	209.0	156.8	117.2
April	207.1	209.2	208.9	156.9	117.9
May	207.5	208.7	207.4	157.0	117.9
June	207.4	208.3	207.3	158.1	117.9
July	207.8	208.4	206.2	159.7	118.9
August	206.9	207.4	206.1	160.4	118.9
September	207.4	207.0	206.1	159.9	119.4
October	207.9	208.1	208.4	159.8	119.4
November	207.5	208.3	208.2	159.3	119.4
December	207.5	209.2	207.6	159.0	120.4
Annual Average	207.3	208.5	208.1	158.4	118.5
1950—January	208.2	209.5	208.4	158.6	120.4
February	208.2	210.9	209.5	159.2	120.4
March	208.0	211.9	211.3	161.3	127.8
April	210.0	214.5	212.3	161.6	127.8
May	212.6	217.3	214.6	161.6	127.8
June	216.9	223.1	218.8	163.0	127.8
July	221.4	227.3	221.3	165.0	130.0
August	223.1 <sup>(2)</sup>	229.5 <sup>(2)</sup>	223.5	166.0	130.0
September	228.3 <sup>(2)</sup>	236.4 <sup>(2)</sup>	230.2	167.3	130.5
October	230.3 <sup>(2)</sup>	234.6 <sup>(2)</sup>	228.9	168.2	130.5
November	231.6	234.2	230.8	168.2	131.4
December	232.6	235.6	233.0	168.6	131.4
Annual Average	219.3	223.7	220.2	164.1	128.0
1951—January	236.4	242.5	239.0	170.0	131.4

(1) For weighting and method of compilation (see p. 123). preliminary.

(2) Revised.

Data for the period April — December,

TABLE 59.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — 1950.

Period of Completion	Number of Months under Construction <sup>(1)</sup>					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949						
January	12	39	36	4	9	7.0
February	10	35	38	10	7	7.3
March	3	31	49	11	6	7.9
April	6	28	41	19	6	7.9
May	8	25	41	20	6	8.0
June	20	16	42	15	7	7.4
July	29	16	29	16	10	7.3
August	31	27	15	14	13	6.9
September	30	43	8	10	9	5.9
October	21	53	10	8	8	6.1
November	25	46	14	4	11	6.3
December	17	45	27	3	8	6.5
Annual Average	18	34	29	11	8	7.6
1950						
January	15	41	31	3	10	6.8
February	8	47	27	8	10	7.2
March	6	41	40	9	4	7.0
April	5	36	40	15	4	7.7
May	8	26	39	15	11	8.5
June	17	24	35	15	9	7.9
July	32	18	21	18	12	7.0
August	33	26	14	14	12	6.4
September	25	41	13	14	7	6.2
October	19	51	11	8	11	6.5
November	21	49	13	4	13	6.7
December	18	43	24	2	13	7.7
Annual Average	17	37	26	10	10	7.1

(1) Not available for 1946 and 1947.

## SECTION 8.

## BUILDING INDUSTRIES AND REAL ESTATE OPERATIONS

TABLE 60.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,  
AND IN ALL INDUSTRIES, CANADA, 1939 — 1950.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies <sup>(1)</sup>	Assets \$000	Liabilities \$000	Number of Bankruptcies <sup>(1)</sup>	Assets \$000	Liabilities \$000	Number of Bankruptcies <sup>(1)</sup>	Assets \$000	Liabilities \$000
1939	58	401	688	17	258	361	1,109	12,212	15,946
1940	72	672	942	12	160	173	1,003	10,433	13,184
1941	91	538	1,202	14	192	279	918	6,600	9,471
1942	73	526	770	13	414	364	725	7,715	10,709
1943	53	393	576	10	378	523	416	2,275	4,676
1944	32	211	425	8	67	169	273	2,112	4,203
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	269	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058
1950 <sup>(2)</sup>									
1st Quarter	25	437	752	15	957	937	351	4,671	7,203
2nd Quarter	32	349	675	6	76	196	281	4,986	7,183
3rd Quarter <sup>(3)</sup>	22	176	329	5	127	213	234	4,985	7,915
4th Quarter	35	467	794	7	130	173	285	4,573	6,805
Total, 1950	114	1,429	2,550	33	1,290	1,519	1,151	19,215	29,106

(1) (See p. 124).

(2) Preliminary.

(3) Revised.

TABLE 61.— FINANCIAL STATISTICS, SUMMARY STATEMENT, TWELVE REAL ESTATE COMPANIES, CANADA, 1939 — 1949.  
(In Dollars)

PROFIT STATISTICS

	1939	1940	1941	1942	1943	1944
1. Gross Operating Revenue	513,024	472,950	488,373	506,665	514,654	517,326
2. Less Operating Expense	310,343	284,293	295,175	300,404	294,126	296,525
3. Less Depreciation	87,322	77,797	74,487	96,250	101,550	110,565
4. Net Operating Revenue	115,359	110,860	118,711	110,011	118,978	110,236
5. Non-Operating Income	8,498	9,680	11,327	12,824	14,510	14,788
6. Less Bond Interest	168,351	152,804	159,203	147,245	133,886	129,392
7. Less Income Tax	404	1,263	3,054	2,499	7,228	7,252
8. Net Income Available	44,898	33,527	32,219	26,909	7,626	11,620
9. Less Cash Dividends	1,284	801	1,251	1,144	8,944	10,444
10. Undistributed Income	46,182	34,328	33,470	28,053	16,570	22,064

BALANCE SHEET

	1939	1940	1941	1942	1943	1944
<b>ASSETS</b>						
1. Current Assets	104,860	121,626	110,181	133,842	165,153	192,452
2. Land and Building Net	3,496,709	3,426,946	3,357,168	3,285,583	3,199,782	3,099,438
3. Investments	110,037	119,815	146,185	149,960	183,309	58,677
4. Miscellaneous Assets	49,442	65,263	64,519	70,116	54,006	51,170
5. Deficit	883,410	915,282	946,009	961,040	958,068	962,323
Total	4,644,458	4,648,932	4,624,062	4,600,541	4,560,318	4,364,060
<b>LIABILITIES</b>						
1. Current Liabilities	447,415	468,654	487,125	511,040	551,635	549,585
2. Miscellaneous Liabilities	10,449	12,990	15,060	17,572	18,290	19,009
3. Funded Debt	3,264,153	3,216,455	3,162,406	3,101,458	3,020,209	2,690,999
4. Capital Stock	624,044	642,044	642,044	639,904	639,904	639,904
5. Capital Surplus	296,606	301,447	305,379	314,092	309,909	441,686
6. Sinking Fund and General Reserves	1,791	7,342	12,048	16,475	20,371	22,877
Total	4,644,458	4,648,932	4,624,062	4,600,541	4,560,318	4,364,060

OPERATING RATIOS

	1939	1940	1941	1942	1943	1944
1. Operating Expense to Gross Operating Revenue						
(1) Excluding Depreciation	60.5	60.1	60.4	59.3	57.2	57.3
(2) Including Depreciation	77.5	76.6	75.7	78.3	76.9	78.7
2. Gross Operating Revenue to						
(1) Fixed Assets	14.7	13.8	14.5	15.4	16.1	16.7
(2) Share Capital	82.2	73.7	76.1	79.2	80.4	80.8
3. Net Income to Share Capital	7.2	5.2	5.0	4.2	1.2	1.8

TABLE 61.— FINANCIAL STATISTICS, SUMMARY STATEMENT, TWELVE REAL ESTATE COMPANIES, CANADA, 1939 — 1949 — *Concluded*.  
(In Dollars)

PROFIT STATISTICS

	1945	1946	1947	1948	1949
1. Gross Operating Revenue	528,010	533,940	554,841	584,444	686,187
2. Less Operating Expense	301,104	313,563	340,736	343,444	415,315
3. Less Depreciation	112,651	110,174	89,680	91,503	112,451
4. Net Operating Revenue	114,255	110,203	124,425	149,497	158,421
5. Non-Operating Income	9,871	9,254	2,730	1,308	989
6. Less Bond Interest	111,621	113,719	88,994	93,760	90,455
7. Less Income Tax	7,422	10,837	12,669	47,443	50,318
8. Net Income Available	5,083	5,099	25,492	9,602	18,637
9. Less Cash Dividends	9,300	10,584	10,436	12,749	12,749
10. Undistributed Income	4,217	15,683	15,056	3,147	5,888

BALANCE SHEET

	1945	1946	1947	1948	1949
<b>ASSETS</b>					
1. Current Assets	227,042	168,852	140,578	97,996	159,450
2. Land and Building Net	3,037,495	2,975,993	2,917,757	2,863,455	2,756,978
3. Investments	38,566	42,788	39,172	36	36
4. Miscellaneous Assets	61,645	67,103	70,318	72,041	94,804
5. Deficit	752,605	751,415	351,495	201,976	194,849
Total	4,117,353	4,006,151	3,519,320	3,235,504	3,206,117
<b>Liabilities</b>					
1. Current Liabilities	491,018	505,450	221,875	271,216	293,873
2. Miscellaneous Liabilities	19,220	847	830	1,332	2,684
3. Funded Debt	2,575,250	2,452,540	2,252,572	2,059,400	2,004,200
4. Capital Stock	540,037	540,037	446,593	446,593	446,593
5. Capital Surplus	472,629	492,700	587,812	428,016	429,249
6. Sinking Fund and General Reserves	19,199	14,577	9,638	28,947	29,518
Total	4,117,353	4,006,151	3,519,320	3,235,504	3,206,117

OPERATING RATIOS

	1945	1946	1947	1948	1949
1. Operating Expense to Operating Revenue					
(1) Excluding Depreciation	57.0	58.7	61.4	58.8	60.5
(2) Including Depreciation	78.4	79.5	77.6	74.4	76.9
2. Gross Operating Revenue to					
(1) Fixed Assets	17.4	17.9	19.0	20.4	24.9
(2) Share Capital	97.8	98.9	124.2	130.9	153.6
3. Net Income Available to Share Capital	0.9	0.9	5.7	2.2	4.2

TABLE 62.— INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,  
CANADA, 1939 — 1950.  
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1939.....	100.0	100.0
1940.....	92.2	81.4
1941.....	79.7	70.1
1942.....	75.8	66.2
1943.....	90.6	86.2
1944.....	94.3	86.4
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949—January.....	145.5	119.8
February.....	142.1	112.1
March.....	139.8	110.1
April.....	142.0	109.4
May.....	138.6	108.3
June.....	133.7	101.4
July.....	139.4	106.8
August.....	142.4	111.1
September.....	145.5	112.1
October.....	154.0	118.3
November.....	161.3	123.8
December.....	166.0	123.3
Annual Average.....	145.8	113.1
1950—January.....	172.0	124.2
February.....	172.6	123.1
March.....	171.8	123.4
April.....	177.8	132.1
May.....	180.1	136.2
June.....	183.5	138.3
July.....	171.0	131.0
August.....	189.9	145.8
September.....	199.4	152.7
October.....	216.2	157.6
November.....	215.0	156.5
December.....	219.3	158.3
Annual Average.....	189.1	139.9



## SECTION 9.

## NEWFOUNDLAND

TABLE 63.— NUMBER OF BIRTHS, DEATHS, MARRIAGES, AND TOTAL  
POPULATION, NEWFOUNDLAND, 1939 — 1950.

Period	Births	Deaths	Marriages	Population <sup>(2)</sup>
1939	8,226	3,502	2,492	298,130
1940	7,937	3,547	2,331	301,482
1941	8,288	3,784	2,684	303,303
1942	8,791	3,802	3,269	307,803
1943	8,861	3,581	2,729	313,022
1944	9,295	3,892	3,000	316,334
1945	11,223	3,346	3,154	321,819
1946	12,033	3,427	3,067	329,776
1947	12,646	3,325	2,917	336,000 <sup>(3)</sup>
1948	11,634	3,108	2,610	342,000 <sup>(3)</sup>
1949	12,280	2,868	2,445	348,000
1950	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>	355,000

(1) Not available.

(2) As at June 1.

(3) Estimated.

TABLE 64.— NUMBER OF NEW HOUSING UNITS STARTED AND UNDER CONSTRUCTION  
BY AREA AND COMPLETED BY AREA AND TYPE OF UNIT,  
NEWFOUNDLAND, 1949 — 1950.

Period	Starts			Completions						Under Construction (At end of Period)		
	5000 Population and Over	Other Areas	Total	Area		Type of Unit			Total	5000 Population and Over	Other Areas	Total
				5000 Pop. and Over	Other Areas	One Family	Two Family	Multiple				
1949 December	—	—	—	—	—	—	—	—	—	—	—	1,334
1950												
1st Quarter	63	98	161	49	33	82	0	0	82	210	1,229	1,439
2nd Quarter	41	187	228	62	228	290	0	0	290	189	1,188	1,377
3rd Quarter	312	835	1,147	94	457	551	0	0	551	361	1,566	1,927
4th Quarter	96	337	554	172	621	791	2	0	793	285	1,403	1,688
Total, 1950	512	1,578	2,090	377	1,339	1,714	2	0	1,716	—	—	—

TABLE 65.— SELECTED DATA ON PUBLICLY ASSISTED HOUSE-BUILDING,  
NEWFOUNDLAND, 1949 — 1950.

Item	Number of Projects	Number of Loans	Number of Units	Amount of Loans \$000
(1) N.H.A. Gross Loans Approved				
1949.....	—	21	21	125.4
1950				
1st Quarter.....	—	1	1	6.5
2nd Quarter.....	—	16	16	105.1
3rd Quarter.....	—	21	21	149.5
4th Quarter.....	—	12	15	99.2
Total, 1950	—	50	53	360.3
(2) Veterans' Rental Projects by C.M.H.C.				
(a) Starts				
1949.....	1	—	50	—
1950.....	0	—	0	—
(b) Completions				
1949.....	0	—	0	—
1950				
1st Quarter.....	1	—	23	—
2nd Quarter.....	1	—	27	—
3rd Quarter.....	0	—	0	—
4th Quarter.....	0	—	0	—
Total, 1950	2	—	50	—
(3) Armed Service Married Quarters by C.M.H.C.				
(a) Starts				
1949.....	1	—	22	—
1950.....	0	—	0	—
(b) Completions				
1949.....	0	—	0	—
1950				
1st Quarter.....	1	—	22	—
2nd Quarter.....	0	—	0	—
3rd Quarter.....	0	—	0	—
4th Quarter.....	0	—	0	—
Total, 1950	1	—	22	—
(4) Section 35				
(a) Starts, 1950.....	1	—	140	—
(b) Completions, 1950.....	0	—	0	—

TABLE 66.— GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTUTIONS,  
BY TYPE OF LOAN, NEWFOUNDLAND, January — December, 1950.

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
1950														
January	1	1	5	0	—	—	0	—	0	—	0	—	1	5
February	1	1	7	0	—	—	0	—	0	—	0	—	1	7
March	0	—	—	1	1	6	0	—	0	—	0	—	1	6
1st Quarter	2	2	12	1	1	6	0	—	0	—	0	—	3	18
April	27	27	116	0	—	—	0	—	0	—	0	—	27	116
May	6	7	35	6	11	58	1	30	1	31	0	—	14	154
June	12	12	66	2	2	4	0	—	0	—	0	—	14	70
2nd Quarter	45	46	217	8	13	62	1	30	1	31	0	—	55	340
July	8	8	38	14	15	50	0	—	0	—	0	—	22	88
August	12	12	63	2	2	5	0	—	1	4	0	—	15	72
September	0	—	—	13	14	41	0	—	1	18	0	—	14	59
3rd Quarter	20	20	101	29	31	96	0	—	2	22	0	—	51	219
October <sup>(1)</sup>	14	14	108	8	9	50	0	—	1	8	0	—	23	166
November <sup>(1)</sup>	76	77	382	4	7	15	1	15	1	4	0	—	82	416
December <sup>(2)</sup>	40	41	224	4	7	26	1	5	1	3	0	—	46	258
4th Quarter	130	132	714	16	23	91	2	20	3	15	0	—	151	840
Total, 1950	197	200	1,044	54	68	255	3	50	6	68	0	—	260	1,417

(1) Preliminary.

(2) Estimated.

TABLE 67.— GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, NEWFOUNDLAND, JANUARY — DECEMBER, 1950.

Period	Life Insurance Companies					Trust and Loan Companies					All Lending Institutions				
	Single Units		Multiple Units			Single Units		Multiple Units			Single Units		Multiple Units		
	No. of Loans	Amount \$000	No. of Loans	No. of Units	Amount \$000	No. of Loans	Amount \$000	No. of Loans	No. of Units	Amount \$000	No. of Loans	Amount \$000	No. of Loans	No. of Units	Amount \$000
1950															
January	1	5	0	—	—	0	—	0	—	—	1	5	0	—	—
February	1	7	0	—	—	0	—	0	—	—	1	7	0	—	—
March	0	—	0	—	—	0	—	0	—	—	0	—	0	—	—
1st Quarter	2	12	0	—	—	0	—	0	—	—	2	12	0	—	—
April	1	7	0	—	—	26	109	0	—	—	27	116	0	—	—
May	4	30	0	—	—	1	2	1	2	3	5	32	1	2	3
June	6	42	0	—	—	6	24	0	—	—	12	66	0	—	—
2nd Quarter	11	79	0	—	—	33	135	1	2	3	44	214	1	2	3
July	4	27	0	—	—	4	11	0	—	—	8	38	0	—	—
August	8	53	0	—	—	4	10	0	—	—	12	63	0	—	—
September	0	—	0	—	—	0	—	0	—	—	0	—	0	—	—
3rd Quarter	12	80	0	—	—	8	21	0	—	—	20	101	0	—	—
October <sup>(1)</sup>	11	74	0	—	—	3	34	0	—	—	14	108	0	—	—
November <sup>1</sup>	4	28	1	2	22	71	332	0	—	—	75	360	1	2	22
December <sup>2</sup>	7	47	1	1	9	32	168	0	—	—	39	215	1	1	9
4th Quarter	22	149	2	3	31	106	534	0	—	—	128	683	2	3	31
Total, 1950	47	320	2	3	31	147	690	1	2	3	194	1,010	3	5	34

(1) Preliminary.

(2) Estimated.

**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.—DWELLINGS STARTED BY AREA AND COMPLETED BY TYPE OF UNIT, CANADA, 1948-1950.

Chart based on data shown in Table 7.

FIGURE 2.—PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA, QUARTERLY, 1946-1950.

Chart based on data shown in Table 35.

FIGURE 3.—INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES, WAGE RATES OF CONSTRUCTION WORKERS AND COMBINED INDEX OF MATERIAL PRICES AND WAGE RATES, CANADA, JANUARY, 1948-1950.

Chart based on data shown in Tables 56-58.

### PART II TABULAR MATERIAL

TABLE 1.—NUMBER OF BIRTHS, DEATHS, MARRIAGES AND DIVORCES, AND TOTAL POPULATION, CANADA, 1939-1950.

Population data for the period 1939-1948 obtained from *Population of Canada by Province 1921-1950, estimated as of June 1 for Intercensal Years*. Data for births, deaths, marriages and divorces for the period 1939-1950 and population data as at June 1, for the years 1949 and 1950 obtained courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly estimates of population for Canada excluding Newfoundland prepared by the Economic Research Department, C.M.H.C. on the basis of estimates including Newfoundland prepared by D.B.S.

TABLE 2.—BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA, 1939-1950.

Rates calculated on the basis of data shown in Table 1.

TABLE 3.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1939-1950.

Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Citizenship and Immigration.

TABLE 4.—NUMBER OF EMIGRANTS FROM CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1939-1950.

Figures are estimated by the Economic Research Department, C.M.H.C., on the basis of data supplied by D.B.S., and the Foreign Exchange Control Board. All data are provisional and subject to adjustment following the 1951 Census.

Estimates of total emigration for the period 1939 to December, 1949 are based on the number of Canadian immigrants entering the United States as supplied by the Immigration and Naturalization Service of the United States Department of Justice. Data were also available on the number of Canadian immigrants entering the United Kingdom, as obtained from periodic issues of the *British Board of Trade Journal*. An

allowance was made for emigration to other countries. Estimates for 1950, are based on the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident, with the intention of leaving the country permanently. An allowance was made for emigrants leaving Canada without making application to the Foreign Exchange Control Board.

Estimates for emigration of married females and children under eighteen years of age are based on data supplied by the Foreign Exchange Control Board as indicated above.

TABLE 5.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY, 1939-1950.

Data compiled by the Economic Research Department, C.M.H.C. Sources are the same as for Tables 3 and 4.

TABLE 6.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1945-1950.

Sources of data shown in Table 6 are as follows:

1945 *Housing Statistics*, 1946, D.B.S.

1946 Data for completions 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*, D.B.S. Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

1947 Data for completions obtained from *Supplement to Housing Statistics*, 1947, D.B.S. Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950 Data obtained from monthly issues *New Residential Construction*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948, 1949 and 1950 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of December, 1950 does not equal the number shown as under construction at the end of 1949 plus starts less completions during 1950. The figures for units under construction are subject to adjustment each month 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 7.—NUMBER OF NEW HOUSING UNITS STARTED BY AREA AND COMPLETED BY AREA AND TYPE OF UNIT, CANADA, 1946-JANUARY, 1951.

The data of housing starts and completions in cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Housing starts and completions in other areas are estimates prepared by D.B.S., based on sample surveys. Sources of publications are:

1946 Data for completions 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*, D.B.S.

1947 Data by area compiled by the Program Section, Construction Division, C.M.H.C. Data, by type of unit, obtained from *Supplement to Housing Statistics, 1947, Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950 Data obtained from monthly issues, *New Residential Construction*, D.B.S.

1951 Data estimated by the Statistics Department, C.M.H.C.



**TABLE 8.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940-1950.**

Data for 1940-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 Department, C.M.H.C., from returns made to D.B.S. Data for 1948-1950, provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The number of new dwelling units includes conversions. The 204 municipalities reporting to D.B.S. represented some 5,257,000 persons or 46 per cent of the total population of Canada as at the date of the 1941 census.

Data for May-November 1948, January-April 1949 and November-December 1950 based on returns from 203 municipalities, December 1948, 202 municipalities.

**TABLE 9.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1939-1950.**

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean 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. This conversion factor was adjusted according to variations in the composite index of wholesale prices of residential building materials and wage rates in the construction industry as contained in Table 58.

**TABLE 10.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER, CANADA, 1945-1950.**

Data for total construction obtained from *Private and Public Investment in Canada, Outlook 1950*, Department of Trade and Commerce, Ottawa, 1950. Housing data estimated by the Economic Research Department, C.M.H.C. The quarterly distribution for housing for 1948-1950 estimated on the basis of quarterly data on starts, completions, the number of dwellings under construction and the trend of material prices and wage rates.

**TABLE 11.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947-1950.**

Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence. Privately-initiated housing with Federal Government financial assistance in the form of loans covers starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the rental insurance plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

TABLE 12.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945-1950.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 13.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NET LOANS APPROVED BY TYPE OF LOAN, CANADA, 1949 AND 1950.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 14.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS AND AVERAGE ESTIMATED COST BY TYPE OF DWELLING, CANADA, 1949 AND 1950.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 15.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-1950.

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

TABLE 16.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941-1950.

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

Financial data for 1947-1950 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949 and 1950 by the Statistics Department, C.M.H.C.

TABLE 17.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945-1950.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949 and 1950 by the Statistics Department, C.M.H.C.

TABLE 18.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, YEAR ENDS, 1947-1950.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 19.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-1950.

Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans'

Affairs. Data on expenditures for 1950 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950.

TABLE 20.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY THE DEPARTMENT OF NATIONAL DEFENCE, PERMANENT AND TEMPORARY HOUSING, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947-1950.

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 21.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949-1950.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 22.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929-1950.

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

TABLE 23.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-1950.

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

TABLE 24.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947-1950.

Data compiled by Statistics Department from data supplied by the Property Management Section, Real Estate Division, C.M.H.C.

TABLE 25.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS, AND TOTAL ESTIMATED COST APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948-1950.

Data compiled by the Statistics Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all Rental Insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to Rental Insurance projects without N.H.A. Loans, may include cases where an N.H.A. Loan may be approved in a subsequent quarter. The distribution between N.H.A. loans and conventional loans are preliminary for the last quarter shown and are subject to revision in the April issue of *Housing in Canada*.

TABLE 26.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR NET PROJECTS APPROVED, CANADA, JULY, 1948-1950.

Data compiled by the Statistics Department, C.M.H.C.

**TABLE 27.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947-1950.**

Data compiled by Statistics Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month estimated costs are based on dwellings, stores and garages.

**TABLE 28.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL PROJECTS, AVERAGE ESTIMATED COSTS PER UNIT, FLOOR AREA, NUMBER OF ROOMS AND MONTHLY RENT PER UNIT, AND ESTIMATED CONSTRUCTION COSTS PER SQUARE FOOT, CANADA, JUNE, 1947-1950.**

Data compiled by Statistics Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month average estimated costs are based on dwellings, stores and garages. Construction cost per square foot is based on one project only, as costs of housing units are not shown separately from costs of stores and garage for the other project.

**TABLE 29.—OPERATIONS UNDER THE QUEBEC HOUSING ACT, NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF HOUSING UNITS INVOLVED AND PROVINCIAL COMMITMENTS, JANUARY, 1948-1950.**

Data obtained by courtesy of the Quebec Farm Credit Bureau.

**TABLE 30.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947-1950.**

Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 114 lending institutions comprising 40 life insurance companies, 36 trust companies, 21 loan companies, 8 fire insurance companies, and 9 fraternal societies. These companies advanced 96 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1949.

**TABLE 31.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947-1950.**

Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 30.

**TABLE 32.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1939-1950.**

Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1939-1950 were obtained from the Toronto Registry Office, York East and West Registry Office and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1939-1950 were obtained from the Toronto Registry Office, York East and West Registry Office and estimates of discharges from Toronto and York Land Titles Office.

The number of mortgages registered and discharged, Province of Ontario Registry Offices 1939-1950 are based on original records made available by courtesy of the inspector of Legal Offices, Province of Ontario, Toronto, Canada. The complete series reflects mortgage registrations and discharges, for all registry offices and excludes registrations from a small number of land title offices. However, data available cover the bulk of mortgage activity. Spot checks indicate this coverage is between 85 and 90 per cent. The series is preliminary and subject to revision as further data become available.

**TABLE 33.—LOANS FOR BUILDING PURPOSES AND OTHER LOANS MADE BY CHARTERED BANKS, CANADA, 1939-1950.**

Data obtained from monthly issues of *Statistical Summary*, Bank of Canada.

This classification of bank loans in Canada was commenced in 1934 in pursuance of an amendment to the Bank Act of 1934, and is prepared on the basis of loans outstanding as at October 31 of each year during the period 1939-1946, and as at September 30 in 1947-1950.

"Building Loans" refers to loans to building contractors and other persons or firms for building purposes.

TABLE 34.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS AND TOTAL, AND INDEX OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING LUMBER, CANADA, 1939-1950.

Data compiled by Economic Research Department, C.M.H.C. from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for the period 1939-1945, and on 41 materials for the period 1946-1950. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 35.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1939-1950.

Sources of data for building materials listed in Table 35 are as follows:

Sawn Lumber:

1939—1948 Annual issues *The Lumber Industry in Canada*, D.B.S.

1949—1950 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

Hardwood Flooring:

1946—1950 By courtesy the Timber Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

1939—1948 By courtesy the Forest Products Statistics Section, D.B.S.

1949—1950 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

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

1939—1944 Annual issues *The Clay and Clay Products Industry in Canada*, D.B.S.

1945—1950 Estimates prepared by Economic Research Department, 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—1950 shown in *Canadian Statistical Review*, D.B.S. represent production of these firms only.

Flue Linings:

1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Vitrified Sewer Pipe:

1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Structural Tile:**

- 1939—1944 Annual issues *The Clay and Clay Products Industry in Canada*, D.B.S.  
1945—1950 Monthly issues of *Report on Clay Products Made from Canadian Clays*, D.B.S.

**Cast-Iron Soil Pipe and Fittings:**

- 1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.  
1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.  
1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Cast-Iron Pressure Pipe and Fittings:**

- 1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.  
1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.  
1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Steel Pipe and Fittings:**

- 1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.  
1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.  
1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Structural Steel:**

- 1942—1950 By courtesy the Steel Controller, Department of Trade and Commerce. Structural include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc., where any one leg of the section is 3 inches or over.

**Wire Nails and Spikes:**

- 1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.  
1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.  
1946 *The Hardware, Tools and Cutlery Industry in Canada, 1946*, D.B.S.  
1947—1950 Monthly issues *Nails, Tacks and Staples*, D.B.S.

**Mineral Wool Batts:**

- 1939—1947 Annual issues *The Stone Industry in Canada*, D.B.S.  
1948—1950 Monthly issues *Mineral Wool*, D.B.S.

**Granulated and Loose Mineral Wool:**

- 1939—1947 Annual issues *The Stone Industry in Canada*, D.B.S.  
1948—1950 Monthly issues *Mineral Wool*, D.B.S.

**Cement:**

- 1939—1948 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.  
1949—1950 Monthly issues *Cement*, D.B.S.

**Concrete Blocks:**

- 1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.  
1948—1950 Estimates prepared by the Economic Research Department, C.M.H.C. based on monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S. which accounts for 82 per cent of total production.

**Cement Pipe and Tile:**

- 1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.  
1947—1950 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

**Single Pole Switches:**

- 1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Duplex Receptacles:**

- 1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Outlet Boxes:**

- 1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Non-Metallic Sheathed Cable:**

- 1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Gypsum Wallboard:**

- 1939—1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.  
1948—1950 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

### Gypsum Lath:

1945—1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1948—1950 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

### Gypsum Plaster:

1939—1948 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1949—1950 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products* include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

### Builders' Hardware:

1939—1942 *Iron and Steel and Their Products 1940-1942*, D.B.S.

1943—1945 *Iron and Steel and Their Products 1943-1945*, D.B.S.

1946—1947 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.

1948—1950 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 58 per cent of total sales in 1948.

### Bath Tubs:

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

### Sinks:

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

### Wash Basins:

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

### Warm Air Furnaces:

1939—1948 *Special Statement on Warm Air Furnaces*, D.B.S.

1949 Monthly estimates prepared by Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 77 per cent of production in 1948.

1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Domestic Heating Boilers:

1939—1947 Annual issues *The Cooking and Heating Apparatus Industry in Canada*, D.B.S.

1948—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Cast-Iron Radiators:

1939—1948 Annual issues *The Boilers, Tanks and Plate Work Industry in Canada*, D.B.S.

1949—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Hot Water Storage Tanks:

1939—1947 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

1948—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Electric Hot Water Tank Heaters:

1939—1943 *Manufacture of the Non-Ferrous Metals in Canada, 1939-1943*, D.B.S.

1944—1948 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1949—1950 Estimates prepared by the Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 86 per cent of production in 1948.

### Asphalt Shingles:

1939 By courtesy the Forest Products Statistics Section, D.B.S.

1940—1942 *Asphalt Roofing Industry, December, 1945*, D.B.S.

1943—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—1950 Monthly issues *Asphalt Roofing Industry*, D.B.S.

### Tar and Asphalt Felts:

1941—1945 By courtesy the Forest Products Statistics Section, D.B.S.

1946—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—1950 Monthly issues *Asphalt Roofing Industry*, D.B.S.

TABLE 36.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1949-1950.

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

TABLE 37.—IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939-1950.

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

The data on wallboard building board for the period 1939-1947 include insulating board. The data for the period 1948-1950 exclude insulating board as the Emergency Exchange Conservation Act prohibits the importation of this type of building board.

TABLE 38.—EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939-1950.

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 monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 39.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES, CANADA, 1946-1950.

Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S.

The classification "Merchant Trade Products" refers to items produced in integrated mills and covers wire and wire products. The "miscellaneous" category includes all steel used in the following: agricultural and other farm implements, machinery and tools, mining and lumbering industries, pressing, forming and stamping industries, public works and utilities, shipbuilding and steel specifically marked for National Defence purposes. During the year 1949 the amount of steel used for National Defence purposes amounted to .3 per cent of the total miscellaneous category. The classification "Producers' Interchange" represents the amount of steel shipped to producers' own plants or to other plants within the primary industry for further processing e.g. black sheet to galvanizing department; hot rolled bars to make railway track material.

TABLE 40.—VOLUME OF SELECTED BUILDING MATERIALS UNLOADED AT RAILWAY STATIONS IN CANADA, 1939-1950.

1939—1948 Data obtained from annual issues of *Summary of Monthly Railway Traffic Reports*, D.B.S.

1949—1950 Data obtained from issues of *Monthly Traffic Report of Railways of Canada*, D.B.S.

This series replaces the data on "Movement by Rail of Building Materials" appearing in previous issues of *Housing in Canada* which were based on freight loadings at stations in Canada. Whereas the present series covers only freight unloaded for domestic use, thereby including imports and excluding exports, the former series covered freight loaded at Canadian stations and thereby included exports and excluded imports. The present series more closely reflects the use of materials by the construction industry in Canada.

TABLE 41.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946-1950.

Data compiled by the Economic Research Department, 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, tile, paints, pigments, varnishes, building blocks, 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, mineral wool, sand and gravel.



TABLE 42.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES, NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES, BY REASON FOR LAYOFF, CANADA, MARCH, 1948-JANUARY, 1951.

Data obtained by courtesy the Economics and Research Branch, Department of Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National Employment Service. Layoffs that are occasioned by normal seasonal factors are excluded from the compilation as far as possible. For the most part, reports are not received for layoffs involving less than ten workers or for those of less than two weeks' duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however do not directly reflect the immediate demand and supply conditions of the businesses concerned. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 43.—CAPITAL EXPENDITURES IN BUILDING MATERIAL INDUSTRIES, CANADA, 1945-1950.

Data prepared by the Economic Research and Development Branch, Department of Trade and Commerce, from information collected by D.B.S.

The estimates of capital expenditure were based on returns from a selected group of establishments covering in the main those with an annual gross value of output equal to or in excess of \$50,000.

Some of the reporting establishments which are in the building materials field produce other commodities as well, which are not classed as building materials. In such cases of joint production the proportion of investment allocated to the building materials field is estimated on the basis of the proportion of the gross value of output deriving from building material production. In terms of gross value of output a significant degree of joint production occurs in only 16 per cent of the establishments covered.

The building material industries comprise firms producing the following items: cement, building brick, flue linings, vitrified sewer pipe, sawn lumber, hardwood flooring, wood fibre insulating board, builders' hardware, warm air furnaces, domestic heating boilers, cast-iron radiators, hot water storage tanks, electric hot water tank heaters, asphalt shingles, asphalt rolls, cast-iron soil pipe, steel pipe, wire nails and spikes, gypsum wall board, gypsum lath, gypsum plaster, single-pole switches, duplex and single receptacles, outlet boxes, non-metallic sheathed cable, bath tubs, sinks, wash basins, concrete brick, concrete building blocks, cement sewer pipe, drain pipe and culvert tile, structural tile, drain tile, sand lime brick, granulated mineral wool, bulk or loose mineral wool, gypsum block and tile, tar and asphalt felts, tar and asphalt sheathings, wrought iron pipes and fittings, lead pipe ( $\frac{3}{4}$ " water service), copper tubing (water service), closet bowls, closet tanks, toilet seats, structural steel shapes, cast-iron water pipe, mineral wool batts, paints, pigments and varnishes.

TABLE 44.—EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL, AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945-1950.

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 Labour Force Bulletin*, D.B.S.

The estimates in Table 44 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.

The construction industry referred to in Table 44 includes engineering as well as building construction, whereas the following tables numbers 46 and 50 cover the building industry only.

The *industry* classification used in Table 44 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The province of Manitoba was excluded from the June Labour Force Survey because of flood conditions. To achieve comparability with preceding periods in this series, the Economic Research Department of C.M.H.C. made rough estimates of the probable Manitoba components and included them with the data provided in the *Labour Force Survey Bulletin* for June, 1950.

TABLE 45.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949-1950.

Data based on a distribution of employed male construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in the Table, on the assumption that the mid point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number employed in the construction industry as shown in Table 44.

TABLE 46.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1945-1950.

Data compiled by the Employment Statistics Section, D.B.S. from reports made by employers with 15 or more employees. Indexes of employment converted from a 1926 to a 1939 base. The data are published monthly in issues of *The Employment Situation*, D.B.S.

TABLE 47.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945-1950.

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*, D.B.S.

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 46.

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 48.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND TOTAL LABOUR INCOME, CANADA, 1945-1950.

Data are obtained from monthly issues of *Estimates of Labour Income*, D.B.S. The estimates are based on 1945 and 1946 figures projected according to a monthly index of

payrolls as obtained from returns from firms with 15 or more employees. The base figures for 1945 and 1946 are from *National Accounts, Income and Expenditure, 1941-1948 and Supplementary Tables*, D.B.S.

A series on total construction outlay is shown in Table 10 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 10 is intended to cover all construction expenditures, the estimates in Table 48 do not include: 1) expenditures by unincorporated own account contractors and builders, 2) construction outlay by railway and telephone companies, 3) repair and maintenance construction outlay on force account by non-construction companies, 4) construction outlay by Federal, provincial or municipal governments.

TABLE 49.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944-1950.

Compiled by the Unemployment Insurance Section, Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 50.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1939-1950.

Data obtained by courtesy the Economics and Research Branch, Department of Labour, for the period 1939-June, 1950. The data for September and December 1950 were extrapolated by the Economic Research Department, C.M.H.C. on the basis of unplaced applicant data appearing in Table 49 and unemployment insurance data appearing in Table 51. 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 44, 49, 51.

TABLE 51.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1942-1950.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 contributions into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits and has made 60 contributions in the year preceding the claim or 45 contributions in the 6 months preceding the claim 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 44, 49, 50.

The chief limitations of the data in Table 51 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. From January 1, 1948, to June 30, 1950, salaried personnel earning less than \$3,120 have come under the Act and since July 1, 1950, the ceiling on insurability for salaried employees is raised from \$3,120 to \$4,800 a year. There are therefore, a number of construction workers not covered in this tabulation. (2) not all unemployed workers have made 180 days' contribution 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 52.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1945-1950.

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

TABLE 53.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1939-1950.

Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Citizenship and Immigration.

TABLE 54.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948-1950.

This series shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intention of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. This series is currently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of D.B.S. and the Foreign Exchange Control Board, the compilations being prepared by D.B.S. on the basis of information supplied by the Foreign Exchange Control Board.

TABLE 55.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, AND IN ALL INDUSTRIES, CANADA, 1939-JANUARY, 1951.

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

TABLE 56.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1939-JANUARY, 1951.

Composite index of wholesale prices of all construction materials obtained from issues of *Prices and Price Indexes*, D.B.S. Index is based on 111 items and is converted from a 1926 to a 1939 base.

Indexes of wholesale prices of residential building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices and Price Indexes*, January, 1951, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. These indexes replace the series formerly published in previous issues of *Housing in Canada* on wholesale prices of construction materials in general. The composite index in this new series is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-January, 1951. At January, 1951, the index for residential materials stood at 264 on the 1939 base, or 10 points lower than the index for construction materials which was at 274 in January, 1951.

TABLE 57.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, 1939-1950.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Economics and Research Branch for the years 1939-1949 and for the month of March, 1950. Monthly interpolations on these indexes for the year 1950 were made on the basis of wage rate schedules for 15 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1946. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour of each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1939-1949 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The indexes for 1939-1941 relate to June; for 1942-1943 and 1946 December; for 1944-1945 October; 1947, July; and 1948 and 1949, September.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1939-1949, and by courtesy of the Industrial Relations Branch for 1950.

The index for all industries was estimated by the Economic Research Department, C.M.H.C., on the basis of the General Average Index as contained in annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1939-1949 and as supplied courtesy the Economics and Research Branch for March, 1950. Monthly interpolations on this index for the year 1950 were made on the basis of average hourly earnings in principal industries as published in monthly issues of *Man Hours and Hourly Earnings*, D.B.S. weighted by relative employment weights in these industries as contained in monthly issues of *The Employment Situation*, D.B.S.

The indexes for both all construction workers and all industries, including holiday pay allowances, include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 58.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, 1939-JANUARY, 1951.

Composite index of residential building material wholesale prices and wage rates in the construction trades based on the composite material index shown in Table 56 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 57. Composite index of all construction material wholesale prices and wage rates in the construction trades based on the composite material index obtained from issues of *Prices and Price Indexes*, D.B.S., converted to a 1939 base, and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 57. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, p. 36. The materials are weighted 58.3 in percentage terms, and the wage rates 41.7.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S., and converted to a 1939 base.

TABLE 59.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946-1950.

Data for 1946 and 1947 obtained from Annual Report, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 60.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1939-1950.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries 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 60 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 60.

The series on building material industries is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

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

TABLE 61.—FINANCIAL STATISTICS, SUMMARY STATEMENT, TWELVE REAL ESTATE COMPANIES, CANADA, 1939-1949.

Special compilation by the Mortgage Section, Economic Research Department, C.M.H.C., based on data obtained from annual issues of *Real Estate Securities*, The Financial Post Corporation Service, Toronto.

TABLE 62.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1939-1950.

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

Data for 1947-1950 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949 and 1950.
- (3) Data converted from a 1935-1939 to a 1939 base.

TABLE 63.—NUMBER OF BIRTHS, DEATHS, MARRIAGES AND TOTAL POPULATION, NEWFOUNDLAND, 1939-1950.

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TABLE 64.—NUMBER OF NEW HOUSING UNITS STARTED AND UNDER CONSTRUCTION BY AREA AND COMPLETED BY AREA AND TYPE OF UNIT, NEWFOUNDLAND, 1949-1950.

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TABLE 65.—SELECTED DATA ON PUBLICLY ASSISTED HOUSE-BUILDING, NEWFOUNDLAND, 1949-1950.

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

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