

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

**HOUSING IN CANADA
A FACTUAL SUMMARY**

SECOND 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 1945 to the second quarter, 1951, providing monthly or quarterly data for 1950 and the more recent period. 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 eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Commencing with the April, 1950, issue of *Housing in Canada*, data on Newfoundland were shown separately in Section 9 of Part II. This separation was made partly in the interest of continuity of the tabular material for the rest of Canada and partly because of the immediate scarcity of statistical information for the Province of Newfoundland. Beginning with this issue all statistical series have been revised to include data that are available for the Province of Newfoundland since March 31, 1949, when Newfoundland became part of Canada.

Some of the material incorporated in this report is obtained from original sources with other data 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 Department of the Secretary of State. 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, June, 1951.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS

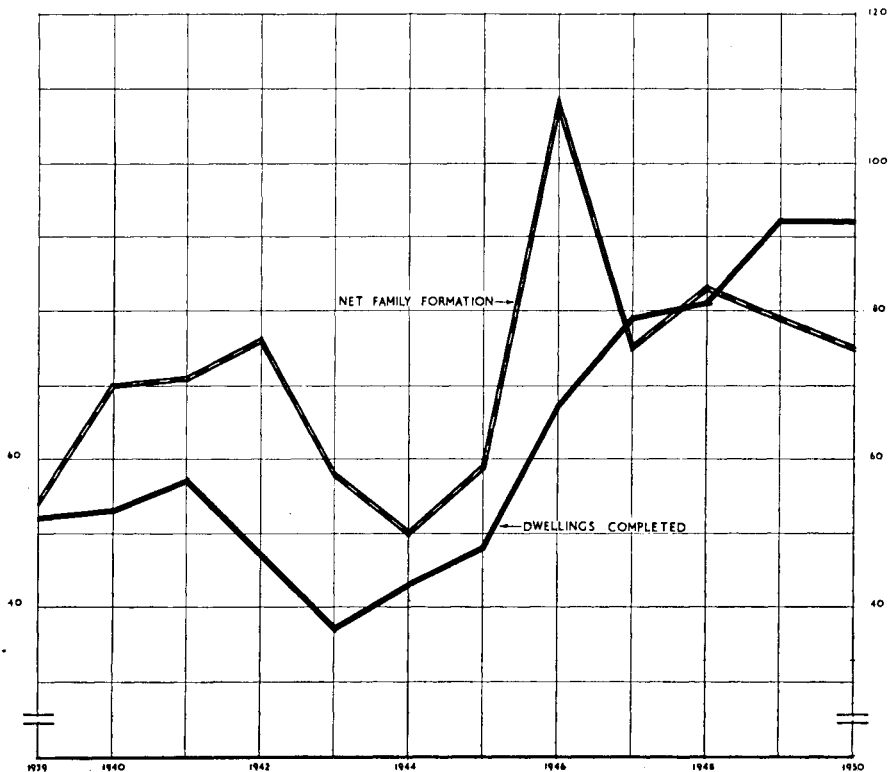
(See Tables 1-5)

During the first quarter of 1951 net family formation in Canada which for seasonal reasons is usually small in this quarter was about 3,100 higher than in the corresponding period of 1950. Marriages increased by about 2,100 from 14,900 to 17,000 during the period and net migration of married females rose by 1,700 from 1,900 to 3,600. Dissolutions of families, as indicated by the number of deaths of married persons increased by 700 from 13,100 in the first quarter of 1950 to 13,800 in the first quarter of 1951. As a result net family formation, including an allowance for divorces, increased from 2,400 in the first three months of 1950 to 5,500 in the same months of 1951.

The increase in the net migration of married females reflects a rise of 79 per cent in total immigration from 14,500 in the first quarter of 1950 to 25,900 in the first quarter of 1951. The rise in total immigration may be attributed in part to broadened regulations covering the admissibility of immigrants into

—FIGURE 1—

NET FAMILY FORMATION & DWELLINGS COMPLETED, CANADA. 1939 — 1950 (IN THOUSANDS)



ECONOMIC RESEARCH DEPARTMENT C.M.H.C.

Canada embodied in P.C. 2856 dated June 9, 1950 and effective July 1, 1950. As a further stimulus to immigration the Department of Immigration and Citizenship adopted measures effective February 1, 1951, to provide assisted passage on a recoverable basis to approved immigrants wishing to enter Canada but facing difficulties in financing their transportation.

SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 6-12)

Under the impetus of a large carryover from 1950, continuing strong demand in the early part of the year and generally favourable weather conditions, the volume of house building in the first five months of the year was higher than the level prevailing a year earlier. Completions rose by 9 per cent from 29,400 to 32,100 while starts on the other hand, declined 4 per cent from 30,100 to 29,000 during the period. The carryover of uncompleted dwellings under construction was down by 2,100 units to 55,900 at the end of May, 1951.

While in overall terms starts remained high in the first four months of 1951, indications of a down-turn became apparent in May, when starts numbered 11,700, a decline of 14 per cent from May of 1950. In some measure this decline was the result of increased down payment requirements and other Government measures reviewed in the previous issue of *Housing in Canada*.⁽¹⁾

The value of all new construction put in place rose by 26 per cent from \$386 million in the first quarter of 1950 to \$486 million in the first quarter of 1951. Residential and non-residential construction increased at about the same rate. To a large extent the rise reflects cost increases in the intervening period as the volume of new construction rose by about 7 per cent (see Section 7).

Investment in new housing was exempted from the deferred depreciation provisions of Order in Council P.C. 1778, dated April 10, 1951. With the aim of effecting the deferment of non-essential capital projects the Government by this order declared certain types of investment ineligible for capital cost allowances under the Income Tax Regulations. Certain other types of capital investment for defence and defence supporting purposes and to carry on business in basic industries were classified as eligible for depreciation on certification by the Minister of Trade and Commerce. Another category of capital expenditures including housing remained unaffected by the order.⁽²⁾

SECTION 3.—PUBLICLY-ASSISTED HOUSE BUILDING

(See Tables 13-31)

The National Housing Act, 1944

The first four months of 1951 brought a decline in the number of dwellings approved for loans under the National Housing Act, 1944. Owing chiefly to a reduction in operations during April, 1951, the number of dwellings approved for loans declined by 3 per cent from 11,700 in the first four months of 1950 to 11,300 in the first four months of 1951. The decline in April was 20 per cent from 4,200 in 1950 to 3,400 in 1951.

(1) See *Housing in Canada*, First Quarter, 1951, p. 13.

(2) Budget Statement by the Minister of Finance, *House of Commons Debates*, April 10, 1951, pp. 1797-1823.

The reduction in the number of dwellings for which loans were approved reflects two main factors. As a deflationary measure and in accord with government policy the making of the additional one-sixth loan was discontinued in February, 1951. This had the effect of raising down payments on homes financed under the National Housing Act, 1944.⁽¹⁾ In addition, a shortage of mortgage funds combined with the relatively unfavourable statutory interest rate tended to further reduce activity by lending institutions under the Act.

An Act to amend the National Housing Act, 1944, received Royal Assent on June 20, 1951.⁽²⁾ The amendment authorizes the Governor in Council to prescribe the maximum rate of interest that may be charged to a borrower under the National Housing Act, 1944. In prescribing the maximum rate the Governor in Council is limited to the long-term Government bond rate, plus in the case of joint loans, 2 per cent; in the case of rental insurance loans, $1\frac{3}{4}$ per cent; in the case of primary producer loans, $1\frac{1}{2}$ per cent, and in the case of limited-dividend corporation loans one-half of 1 per cent. The amendment deletes references to the specific rate of the various classes of loans.

Under authority of the amendment to the Act, Order in Council P.C. 3344 was passed June 26, 1951. This regulation provides that the rate of interest payable by a borrower on joint loans is 5 per cent per annum calculated semi-annually; on rental insurance loans is $4\frac{3}{4}$ per cent per annum calculated semi-annually; on primary producer loans is $4\frac{1}{2}$ per cent per annum calculated semi-annually, and on limited-dividend corporation loans is $3\frac{1}{2}$ per cent per annum calculated semi-annually.

Order in Council P.C. 3343 dated June 26, 1951, authorizes Central Mortgage and Housing Corporation to enter into joint loan agreements with approved lending institutions under the new rate of 5 per cent with respect to loans approved by the Corporation on or after June 21, 1951, and to any joint loans approved before June 21, 1951, conditional upon enabling legislation being passed. Under the regulation, the lending institution earns $5\frac{1}{2}$ per cent gross upon its three-quarter share of a joint loan, and C.M.H.C. earns $3\frac{1}{2}$ per cent gross on its one-quarter share of the loan. Formerly the interest rates were 5 per cent and 3 per cent respectively.

As announced by the Minister of Resources and Development in the House of Commons on May 11, 1951, the changes in the interest rates payable under the National Housing Act, 1944, have been effected as a result of the recent rise in mortgage interest rates, in common with other interest rates; and in order to restore joint loans under the Act to about the same position relative to other investments which they had prior to recent changes in the interest rate structure.⁽³⁾

Federal-Provincial Projects

Section 35 of the National Housing Act provides the legislative authority for the Government of Canada to enter into agreements with the government of any province for the acquisition and development of land and the construction of housing projects for sale or rent.⁽⁴⁾

On May 30, 1951, the Province of New Brunswick entered into an agreement with the Federal Government and Central Mortgage and Housing Corporation to

(1) See *Housing in Canada*, First Quarter, 1951, p. 13.

(2) Fourth session, Twenty-First Parliament, 13 George VI, 1951.

(3) Statement of the Minister of Resources and Development, *House of Commons Debates*, May 11, 1951, p. 2923.

(4) See *Housing in Canada*, April, 1950, pp. 13 and 21, and also First Quarter, 1951, pp. 13 and 14.

proceed with a low-rental housing project of 88 family dwellings in the City of Saint John. Tenders have been called for the construction of the units and final arrangements are under consideration by the city and the province.

Under the land assembly provisions of Section 35, the Province of Ontario entered into an agreement⁽¹⁾ with the Federal Government and Central Mortgage and Housing Corporation for the acquisition and servicing of approximately 60 acres of land in the Improvement District of Atikokan—the location of Steep Rock Iron Mines Limited—for construction of residential housing accommodation.

In connection with the original land assembly agreements with Windsor and Ottawa, amendments have been made which provide for an increase in the amount of land to be acquired in these projects.

On June 11, 1951, the Premier of Ontario announced in London that the Government of Ontario has proposed to the Federal Government that the operations of Section 35 in Ontario be extended beyond land assembly into the field of rental housing in the larger municipalities to ease, where possible, the tightening housing situation in industrial centres affected by the defence program. If all eligible municipalities participate, the first group of projects would result in about 5,000 housing units. Each proposed project would be examined after the municipality has supplied the basic information required by the province. In response to this proposal the Federal Minister of Resources and Development stated in London, Ontario, on June 13, 1951, that in principle the Federal Government is in agreement with this approach to the problem of providing rental housing in the larger communities.

Veterans' Rental Projects Under Central Mortgage and Housing Corporation

Direct house-building operations by Central Mortgage and Housing Corporation under agreement with municipalities for the construction of veterans' rental units continued to taper off during the first quarter of 1951. Completions numbered 292 dwelling units in the period and expenditures amounted to \$1.2 million while units in the final stages of construction at the end of April, 1951, totalled 548. With the completion of these units the Veterans' Rental Housing Program will come to an end.

Veterans' Land Act, 1942

The pace of house-building activity under the Veterans' Land Act in the first quarter, 1951, continued near the rate of the first quarter, 1950. Dwelling units started and completed numbered 152 and 586 respectively over the period, down slightly from last year owing to a decrease in the number of settlements under the full-time farming provisions of the Act. Small holdings of the individual project type continued to be the most popular section of the Act, accounting for about 80 per cent of total operations during the first quarter, 1951.

Armed Service Permanent Married Quarters

The construction of armed service married quarters by the construction division of Central Mortgage and Housing Corporation, for the Department of National Defence, was at a stepped-up rate during the first quarter of 1951 relative to the first quarter of 1950. The number of completions at 804 was more than three times the number completed in the comparable period in 1950; starts, mostly initiated in March, at 183 were more than double the number in the same period of 1950; units under construction, numbering 3,003 at the end of March, 1951, were 16 per cent above the level at the end of March, 1950, and expenditures

(1) Dated January 24, 1951.

amounted to \$7.4 million, 36 per cent higher than in the first three months of 1950.

The 1948 housing program of the Department of National Defence accounted for the completion of 52 dwelling units during the first quarter of 1951 leaving 801 units under construction at the end of March, 1951. Expenditures for the period amounted to \$9.4 million.

Defence Construction Limited

In addition to the armed service housing program being conducted by Central Mortgage and Housing Corporation, Defence Construction Limited using the facilities of the Corporation let contracts involving 1,140 dwelling units as part of defence projects during the first four months of 1951. Of these units 231 were under construction at May 15, 1951.

Canadian Farm Loan Act, 1927

Lending operations under the Canadian Farm Loan Act for residential building in the first quarter, 1951, involved 8 loans for the construction of new dwelling units amounting to \$16,000 and 16 loans for the alteration and improvement of existing dwellings amounting to \$5,000.

During the first quarter of 1950, 9 loans for new residential building were extended involving \$12,000 and 16 loans for the alteration and improvement of existing dwellings amounting to \$2,000.

The Farm Improvement Loans Act, 1944

Lending operations for residential building under the Farm Improvement Loans Act while relatively small, continued the upward trend of the last 3 years into the first quarter of 1951. Guarantees were made in connection with 103 loans for new farm houses and 159 loans for the alteration and improvement of existing dwellings during the first quarter, 1951. The total value of loans for new units amounted to \$176,000 and for improvements and alterations, \$154,000. In the first quarter, 1950, loans for new farm houses numbered 55 valued at \$81,000, and for improvements and alterations 73, valued at \$66,000.

Property Management Operations, Central Mortgage and Housing Corporation

Rental units under management by Central Mortgage and Housing Corporation at the end of March, 1951, numbered 35,845, 2,669 less than at the end of December, 1950. This decline reflects the results of the sales program of war workers' and veterans' houses and the transfer of Home Conversion units to their owners, together with the reduced program under Veterans' Rental Projects.

The vacancy rate on these dwellings at the end of March, 1951, remained low at .7 per cent.

Rental Insurance Plan

Approvals under the Rental Insurance Plan were made in respect to 9 projects, representing 307 units and an estimated cost of \$2.6 million in the first quarter of 1951. Loans for 7 of the projects were approved in January. Operations under the Plan during the first 3 months of 1951 declined notably from those of the first 3 months in 1950 when approvals were extended for 19 projects involving 1,730 rental units at an estimated cost of \$12 million.

Builders' estimated costs averaged \$7,286 per unit for the period. Floor areas averaged 923 square feet, number of rooms 3.9, and maximum monthly rent, \$67.41.

Double Depreciation for Rental Housing Projects

Applications with respect to 2 projects representing 10 units financed under the National Housing Act were approved in April, 1951. Approvals for double depreciation provisions may be made only in respect to projects on which construction was commenced prior to December 31, 1949 and the accelerated depreciation may only be applied on applications submitted before the end of 1950. Since its inception in 1947, 244 projects have been approved for double depreciation benefits involving 5,911 rental units at an estimated cost of \$41.3 million.

The Province of Quebec Farm Credit Bureau

Applications were approved for 1,732 loans representing 2,100 dwellings by the Quebec Farm Credit Bureau during the first quarter, 1951. The average interest subsidy per loan amounted to \$2,162. Both the number of loans approved and the number of dwellings involved were about double the level for the first 3 months, 1950.

Housing Legislation—Province of Quebec

In January and February, 1951, the Quebec legislature passed four bills amending existing legislation with respect to housing.

Bill No. 15 dated January 30, 1951, amends the "act to facilitate the construction of family dwellings"⁽¹⁾ dated March 11, 1948. It provides for an addition of \$8 million to the \$12 million voted during the three preceding sessions for the purpose of paying a subsidy on interest in excess of 2 per cent on approved loans for the building of new dwellings of one or two units.

Bill No. 16 dated January 30, 1951, amends the "act to grant to municipalities special powers to remedy the housing shortage"⁽²⁾ which empowers municipal corporations under certain conditions to cede land at \$1 per unit to co-operative building societies or individuals and to reduce the valuation of any new dwelling for taxation purposes to 50 per cent of its real value for a period of 30 years. The date fixed for the expiry of these powers has been extended by the Bill from January 15, 1952, to February 1, 1954.

Bill No. 17 dated January 30, 1951, provides for a supplementary credit of \$25,000 for the purpose of completing the enquiry into housing problems initiated in 1948. On March 11, 1948, the "act instituting an enquiry into the housing problem"⁽³⁾ was passed authorizing the appointment of a commission of from 3 to 5 members for this purpose and set aside \$100,000 for the carrying out of the enquiry.

Bill No. 107 (private) dated February 28, 1951, amends the charter of the city of Quebec⁽⁴⁾ and authorizes the city to borrow a maximum of \$500,000 for the purpose of making loans on second mortgages to any person, association, corporation or limited dividend company wishing to build residential dwellings under the National Housing Act. The dwellings may be of a single or double type. Apartment houses or row houses containing up to 10 dwellings are also eligible for second mortgage loans under certain conditions. No loan shall exceed \$1,000 per dwelling.

(1) Chapter 6, 12 George VI, *Statutes of the Province of Quebec*.

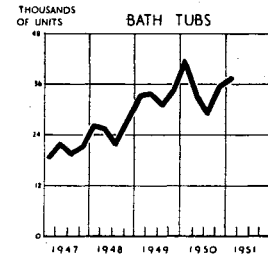
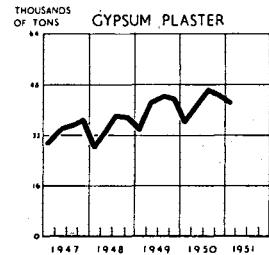
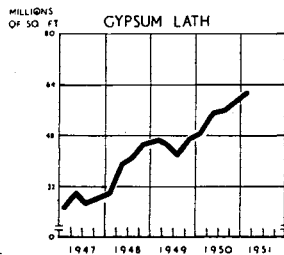
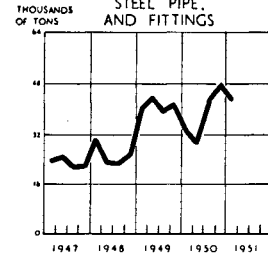
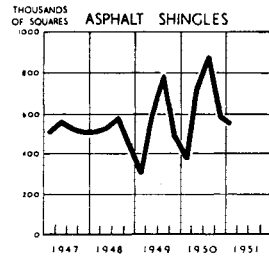
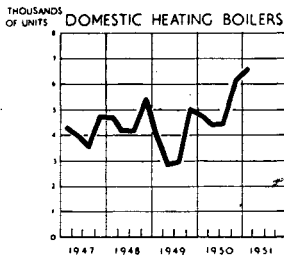
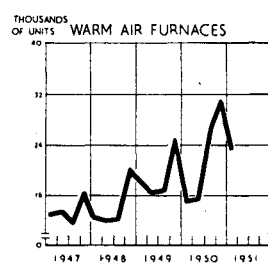
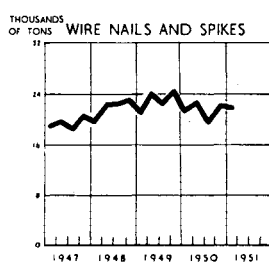
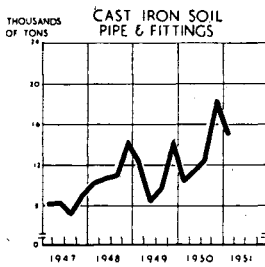
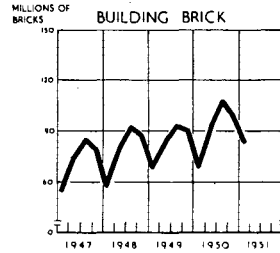
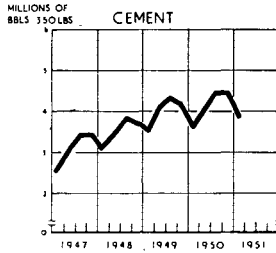
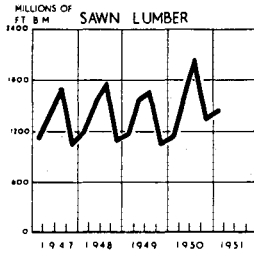
(2) *Ibid.*, Chapter 7, 12 George VI.

(3) *Ibid.*, Chapter 8, 12 George VI.

(4) *Ibid.*, Chapter 71, 9 George VI.

-FIGURE 2-

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS CANADA. QUARTERLY, 1947-MARCH 1951



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SECTION 4.—REAL ESTATE LENDING

(See Tables 32-34)

Real Estate Lending

Data on mortgage loan approvals during the first three months of 1951 show that institutional lending on the security of real estate was at a relatively high level for the period. These loan approvals reflect in part the volume of loan *applications* made in late 1950 and therefore do not show the full effect of higher down payments required on houses financed under the National Housing Act, 1944, after February 5, 1951 (see p. 12).

The total value of all real estate loans approved on *new* and *existing* property amounted to \$128 million during the first 3 months, 1951, a 38 per cent increase over the comparable period in 1950, while the number of loans totalled 16,000, 19 per cent more than in the same period a year earlier.

The value of mortgage loans approved on *new non-farm* residential construction comprising 54 per cent of the total value of approvals during the two comparable periods, amounted to \$69 million during the first 3 months, 1951, an increase of 35 per cent above the period a year earlier. The number of new non-farm dwellings on which loans were approved totalled 11,100 units, 17 per cent higher than in the first 3 months of 1951. Of these 11,100 units, single dwellings numbered 8,200 units, an increase of 19 per cent and multiple units numbered 2,900, a decrease of 16 per cent.

Loans were approved on 9,500 *existing* non-farm dwellings, representing an increase of 16 per cent and the value of loans at \$30.2 million, an increase of 33 per cent above the first 3 months of 1950.

The number of loans approved on new non-farm non-residential real estate totalled 275 during the first 3 months of 1951 and involved \$12.9 million representing increases of 32 and 61 per cent respectively over the same period a year earlier. The value of loans approved on *existing* property in this sector increased 26 per cent to \$13.5 million though the number of loans declined 10 per cent to 406.

Farm loans during the first 3 months, 1951, numbered 378 and amounted to \$2.1 million exceeding by 52 and 75 per cent respectively the lending operations during the same period in 1950.

Mortgages Registered and Discharged

Reflecting a high level of activity in real estate transfers, mortgage registrations on new and existing property in Greater Toronto totalled 8,799 during the first three months, 1951, an increase of 8 per cent over the same period in 1950.

Mortgage discharges in Greater Toronto numbered 6,373, during the period 7 per cent higher than in the corresponding period in 1950. Mortgage discharges reflect to some extent the rate at which mortgage debts are being liquidated.

SECTION 5.—BUILDING MATERIALS

(See Tables 35-44)

To provide the framework for obtaining priority assistance in securing U.S. supplies for the defence program and to empower the Department of Defence Production to divert essential materials for use in the defence program as circumstances may require, Order in Council P.C. 2399 was enacted May 16, 1951, under authority of the Defence Production Act and the Emergency Powers Act.

In addition to the priority provisions concerning defence supplies, regulations have been passed with respect to the supply and demand for certain basic

materials. Order in Council P.C. 2147 dated May 3, 1951, declared certain non-ferrous metals and non-metallic minerals as essential. Effective June 1, 1951, copper and aluminum were made subject to domestic allocation and inventory limitation. Orders dated May 18, 1951 and released May 21, 1951, by the Department of Defence Production provide for regulations over the distribution of (1) primary and wrought aluminum (Order NFM—2); (2) copper wire rod and wire (Order NFM—3); (3) brass mill products (NFM—4) and (4) primary copper (NFM—5). On June 20, 1951, the Department of Defence Production announced that commencing July 1, 1951, similar regulations are extended to cadmium, primary and refined secondary lead and slab zinc. Provisions are contained in orders dated June 19, 1951, for (5) cadmium (Order NFM—6); (6) primary and refined secondary lead (Order NFM—7); and (7) slab zinc (Order NFM—8). With certain exceptions, purchase orders for these materials will require the approval of the Department of Defence Production. Prior regulations covering the purchase and sale of primary nickel and electrical resistance alloys containing 50 per cent nickel or 50 per cent nickel plus chromium were issued under Order M—1, which came into force April 16, 1951. The Order provided that on or after May 1, 1951, all purchases and sales of these items are subject to authorization by the Department of Defence Production.

Production of Building Materials

In response to the present and anticipated expansion in the construction industry, the building materials industry was increasing the over-all output of construction products during the first quarter of the year. The composite index of production of construction materials other than lumber averaged 280.1 (1939=100) a rise of 22 per cent above the average for the corresponding period in 1950. The index of domestic disappearance of construction materials which represents the aggregate volume of sales from the producer level to the domestic distributor and consumer level together with imports, averaged 290.9, or 31 per cent above the level for the first quarter, 1950.

In general, the physical volume of production of 27 of the 35 materials covered showed substantial increases during the first 3 months of 1951 compared with the same period in 1950 (see Figure 2). The iron and steel products group comprising wire nails and spikes, cast-iron soil pipe and fittings, structural steel and cast-iron pressure pipe and fittings registered increases varying from 4 to 74 per cent in the order named. The plumbing and heating equipment group consisting of domestic heating boilers, electric hot water tank heaters, and warm air furnaces showed increases from 38 to 55 per cent. Hot water storage tanks were the exception in the group with a decline of 27 per cent. Cast-iron radiators remained at the same level. The materials in the cement and cement products, asphalt products and lumber and lumber products groups registered gains from 8 to 56 per cent. Three materials in the clay products group, flue linings, vitrified sewer pipe and building brick were higher by 7 to 21 per cent and structural tile remained at the same level. Three materials in the electrical wire and wiring devices group increased from 13 to 42 per cent and outlet boxes decreased 5 per cent. In the gypsum group, gypsum lath and gypsum plaster were up 29 and 19 per cent respectively and gypsum wallboard was down 2 per cent. In the sanitary ware group, wash basins were higher by 9 per cent and bathtubs and sinks were lower by 11 and 12 per cent respectively. Production of builders' hardware rose to \$3.9 million during the quarter, a new high level for a quarterly

period. Output of six other materials, wood fibre building board, cast-iron pressure pipe and fittings, structural steel, non-metallic sheathed cable, gypsum lath and electric hot water tank heaters was higher than in any quarter of 1950 or 1949.

Supply of Primary Iron and Steel Products

Pig iron production in Canada rose 17 per cent from 527,000 tons in the first quarter of 1950 to 615,000 tons in the corresponding period of 1951. Production of steel ingot, from which rolling mill products are made, rose by 6 per cent from 827,000 tons to 875,000 tons during the period. Output of finished rolling mill products made from domestic ingot increased by 8 per cent from 580,000 tons to 627,000 tons. Imports direct by Canadian consumers and production resulting from imported semi-finished steel products added a further 284,000 tons in the first quarter of 1951. Exports of finished rolling mill products were not significant in amount. As a result, new finished rolling mill products made available for domestic use in the first quarter of 1951 totalled 898,000 tons, an increase of more than one-fifth over the 743,000 tons made available in the first quarter of 1950.

Shipments of finished rolling mill products for domestic use from Canadian mills totalled .8 million tons in the first quarter of 1951. Of this 101,000 tons, or 13 per cent went to building construction. The construction industry would also represent the ultimate user of part of the shipments of 102,000 tons going into merchant trade products, and 88,000 tons sent to wholesalers and warehouses.

Steel forms, the principal component of a large number of building and construction materials, and to an increasing extent construction operations in the present period of expanding defence output will be affected by the production of iron and steel rolling mill products.

Supply of and Demand for Building Materials

Factory sales of 15 out of 18 materials were higher in the first 3 months of 1951 than in the corresponding period of 1950. Hot water storage tanks decreased over the period and for 2 other items, sinks and gypsum wallboard sales remained at the same levels as in the comparable period in 1950. In relation to production during the period, factory sales were less than output for 12 items and were running slightly ahead in the case of steel pipe and fittings, sinks, gypsum wallboard, single pole switches, outlet boxes and hot water storage tanks.

Factory stocks of 13 out of 18 materials were lower at the end of March, 1951, than a year earlier. Of these, 8 items namely sinks, flue linings, steel pipe and fittings, non-metallic sheathed cable, single pole switches, cast-iron soil pipe and fittings, bathtubs and outlet boxes showed depleted stocks of from 40 to 90 per cent; 5 items, electric hot water tank heaters, gypsum plaster, wire nails and spikes, cement and building brick registered declines of from 13 to 28 per cent. Stocks of 5 materials, domestic heating boilers, mineral wool batts, hot water storage tanks, gypsum wallboard and gypsum lath were up from 2 to 79 per cent at the end of March, 1950, compared with a year earlier.

Imports

Imports of building materials were up generally in the first 3 months of 1951 from the first 3 months of 1950, reflecting the quickened tempo of current and proposed construction work. Seventeen items registered increases and 2 showed declines of the 19 covered in this review.

The iron and steel products group was up significantly except skelp which declined 4 per cent. Wire nails at 1,364 tons registered the sharpest increase, over three times the quantity imported in the first 3 months of 1950 while imports of structural steel and galvanized sheets rose 45 and 12 per cent respectively to 53,000 tons and 1,800 tons.

The plumbing and heating group continued the gains of the fourth quarter, 1950. Imports of warm air furnaces at 602 units were higher by 550 units than in the first 3 months of 1950, cast-iron radiators were 8 times greater at 13,000 square feet, domestic heating boilers 14 times greater at \$29,000 and electric hot water tank heaters were up 22 per cent at 679 units.

Cement imports increased 7 times to 185,000 barrels, mineral wool increased 12 times to 73,000 square feet and building brick, gypsum plaster and sanitary ware imports were about double the quantities in the first 3 months of 1950.

Imports of common colorless window glass rose 2 per cent to 11.2 millions of square feet.

Hardwood flooring was up 11 per cent to 2 million feet and wallboard building board was down 13 per cent to 7.2 million square feet.

Exports

Of the 14 building materials on which export data are available 9 registered increases, 4 showed decreases and 1 remained at the same level in the first quarter, 1951, as in the corresponding period in 1950.

Lumber and lumber products which constitute the most important group of building material exports increased sharply during the quarter with the exception of wood laths which declined slightly. Increases in foreign sales of sawn lumber, wood shingles, wood fibre insulating board and hardwood flooring ranged from 32 per cent to over 100 per cent of the quantities sold during the first 3 months of 1950. Paints, pigments and varnishes exports were down 5 per cent to \$1.2 million in the first 3 months. Exports of iron and steel products, consisting mainly of rolling mill products converted in Canada from imported materials, were negligible during the quarter. Cast-iron soil pipe and steel pipe and tubing were reduced to 293 and 384 tons respectively, 45 and 84 per cent lower than in the first quarter, 1950, while foreign sales of nails and structural steel at 6 and 434 tons were of minor proportions. Building brick and cement exports were also at low levels. Re-export of common colorless window glass amounted to .4 million square feet continuing the rise noted in the fourth quarter, 1950.

Non-Seasonal Layoffs in Building Material Establishments

The number of employees in building material producing establishments laid off during the first 4 months of 1951, at 913, was 15 per cent lower than the 1,074 laid off in the first four months of 1950. There was a decline of 58 per cent from 431 to 183 in the number laid off because of lack of orders. The number laid off for other reasons, production difficulties for the most part, increased from 643 in the first four months of 1950 to 730 in the same period of 1951. While layoffs have not been widespread enough to be important in themselves, they do indicate the importance of supply problems in the building materials field.

SECTION 6.—BUILDING LABOUR

(See Tables 45-55)

With an increased volume of new construction activity taking place in the first quarter of 1951 (see Section 2), the number of persons employed in the

construction industry, as measured by the Labour Force Survey, increased by 15 per cent from 263,000 in the first week of March, 1950, to 302,000 in the first week of March, 1951. Employment in all non-agricultural industries increased by about 8 per cent from 3.9 million to 4.2 million in the same period and total employment increased by 4 per cent from 4.8 million to 5.0 million.

The increase in construction employment indicated by the Labour Force Survey data reflects the favourable weather conditions and a rise in the volume of construction activity indicated previously. The extent of the increase may not be representative of the trend throughout the whole first quarter since the Labour Force Surveys relate to a particular week in each quarter.

The index of employment in the *building* industry, based on returns from firms with 15 or more employees, shows an increase of 12 per cent from an average of 304 in the first three months of 1950 to 340 in the corresponding period of 1951.

The Labour Market

A decline in unemployment in the construction industry in the first quarter of 1951 as compared with the first quarter of 1950 is indicated by data from the Labour Force Survey, reports on unplaced applicants from the Unemployment Insurance Commission, and the number of construction workers who have applied for unemployment insurance benefits and established benefit years with the Commission. The Labour Force Survey also indicates sizeable declines in total unemployment, and in unemployment in all non-agricultural industries.

Little unemployment in the construction industry and in other industries during the first quarter, together with generally increased labour requirements resulting from a developing program of defence production, suggest the possibility of a scarcity of certain skilled construction workers in selected localities later in the year, when the manpower requirements of the construction industry are usually much greater than in the first quarter.

Supply of Construction Workers

Skilled construction workers added to the labour force through net immigration totalled 859 during the first quarter, 1951, almost equalling the 900 added during the full year 1949 (see p. 11). Immigration of construction workers numbered 1,108, of whom 986 were skilled and 122 were semi-skilled and unskilled. Emigration of skilled workers totalled 127. Apprenticeship training in the building trades under the Federal-provincial program was maintained at 5,300 in March, 1950, and March, 1951, indicating that new trainees are entering the scheme at the same rate as skilled workers complete their training.

Strikes in the Building Industry

Work stoppage through strikes in the building industry was relatively low from January to April, 1951, amounting to 1,267 working days lost compared with 21,000 working days lost in the same period in 1950.

SECTION 7.—BUILDING COSTS

(See Tables 56-59)

Costs of house building rose sharply from April of 1950 to April, 1951. Not since the twelve months following the removal of wartime price controls on building materials in September of 1947 have costs risen as rapidly as in the past year. The combined index of wholesale prices of residential building materials and hourly wage rates of construction workers increased by 18 per cent from 210 in April, 1950, to 248 in April, 1951 (see Figure 3).

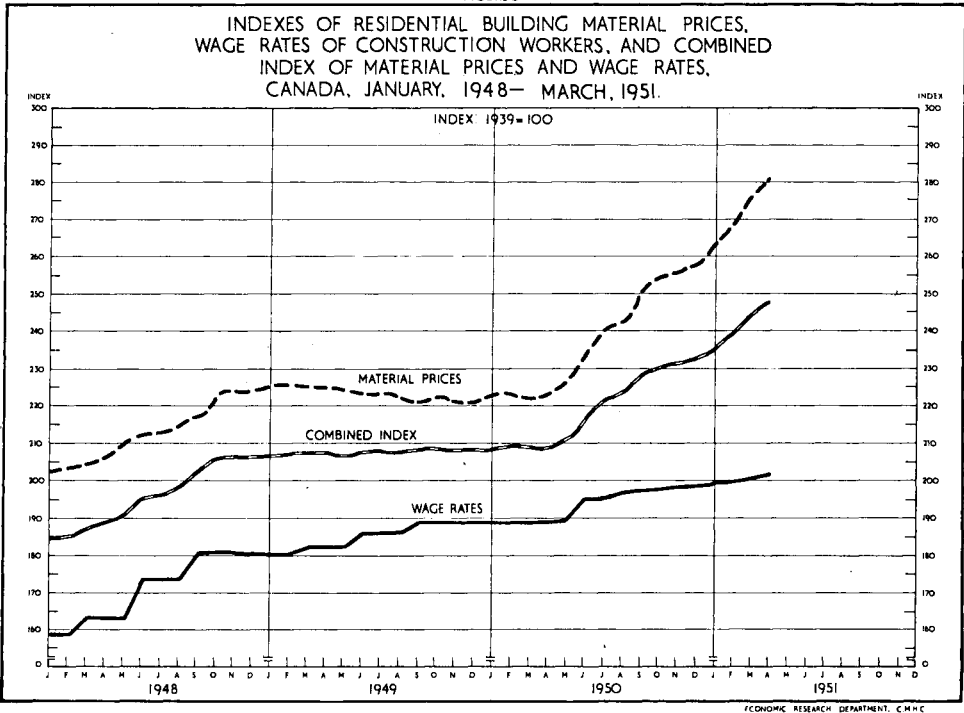
While this index does not cover changes in the productivity of building workers and management, or the level of operating profits, it does indicate the changes for the principal on-site cost components of house construction. The combined prices of residential building materials and construction labour wage rates are now about two-and-a-half times as high as in 1939.

Residential Building Material Prices

The main factor moving the combined cost index upward was the price index of residential building materials. From April, 1950, the index of wholesale prices of residential building materials increased 27 per cent to 281 in April, 1951. During the comparable period a year earlier there was an advance of only 1 per cent in the index. Among the components making up the index, lumber and its products contributed most to the general price increase with a gain of 35 per cent for the 12 month period. In April, 1951, the lumber index reached 409 well over twice the level in 1945. Since exports account for about 56 per cent of Canadian timber production, domestic prices are strongly influenced by world prices and especially by prices in the United States.

Prices of the roofing material group increased by 22 per cent from 203 in April, 1950, to 247 in April, 1951. The increase was occasioned mainly by the rise in prices of cedar shingles as asphalt shingle prices changed little, standing at only 143 in April, 1951. All other material groups showed increases of more than 10 per cent during the period with the exception of cement, gravel, and sand, the group index for which rose 7 per cent from 138 to 148.

— FIGURE 3 —



Wage Rates in the Construction Trades

Wage rates in the construction trades rose much less between April, 1950 and April, 1951, than prices of building materials. The index for all construction workers (including holiday pay allowances) now stands at 201, slightly over double that for 1939 and 4 per cent above the level at April, 1950.

The period of greatest potential increase in construction wage rates occurs between April and October and had virtually run its course in 1950 by the time the cost of living started rising again more notably (see below).

Rent and the Cost-of-Living

The rent index which reflects changes in rentals on a national basis stood at 133 in March, 1951, a rise of 10 per cent above the level at February, 1950. The increase reflects the results of relaxations in rental-ceilings put in effect in February, 1950. In that month under authority of the Wartime Prices and Trade Board Order No. 813, December 15, 1949, landlords were permitted to raise existing rental-ceilings 22 per cent for heated self-contained dwellings and 18 per cent in the case of unheated self-contained dwellings. The difference between the allowable increases provided for by W.P.T.B. Order No. 813 and the actual increase as indicated in the index is mainly accounted for by three factors: (1) a number of rental units were decontrolled before February, 1950, and were unaffected by the authorized increase; (2) rental increases were minor in the Maritimes and Saskatchewan; and (3) in many instances where the landlord-tenant relationship is personal, only partial increases were put into effect.

The cost-of-living index increased to 179 in April, 1951, 11 per cent above the level in April, 1950. Most of the increase occurred between October, 1950 and April, 1951, when the index rose by 7 per cent from 168 to 179.

Rent Control Provisions

The Wartime Leasehold Regulations⁽¹⁾ which empowered the Federal Government to control and regulate rentals on dwelling units terminated on April 30, 1951. By virtue of the expiration of federal rent control, legislative authority was transferred to the jurisdiction of the individual provincial governments. Except Newfoundland which had existing rent regulations when it entered Confederation, (The Rent Restrictions Act, 1943) the provincial legislatures have passed acts enabling them to set up regulatory and administrative machinery.

British Columbia. The Leasehold Regulations Act, 1951, proclaimed April 25, 1951, makes provision for the continuation of the Wartime Leasehold Regulations and their administration and enforcement. In addition the Act empowers the government to substitute, revoke, amend or remake any of the regulations.

Alberta. The Rental Control Act (Chapter 61, 1950) coming into force April 30, 1951, provides for the appointment of a Rent Control Board which shall administer the terms of the Act. All accommodation that was subject to rent control under the Wartime Leasehold Regulations continues under control. Provision is made for the landlord and tenant to agree on a change in rent and in the case of failure to agree, either the landlord or tenant or both may refer the matter to the Board. The Board is empowered to fix an amount of rent which it finds just and reasonable in accordance with considerations set out in the Act.

(1) Order in Council P.C. 9029, November 21, 1941 and amendments, authorized under the *War Measures Act* (Canada) and continued in force under *The National Emergency Transitional Powers Act, 1945* (Canada) and *The Continuation of Transitional Measures Act, 1947* (Canada).

Saskatchewan. The Leasehold Regulations Act, 1950 (Chapter 85, 1950) came into force April 1, 1950, and provided that the rent payable on all housing accommodation for which there was a lease in effect March 31, 1950, was the maximum rental which could be charged notwithstanding any change in tenancy. Changes in rent may only be arranged by either the landlord or tenant making application to the Provincial Mediation Board which the Act designates as the rent control authority. No tenant of any property for which there is a fixed rental may be dispossessed or evicted except by an order authorized by the Board.

Manitoba. The Leasehold Regulations Act (1951 Session) coming into force April 28, 1951, makes provision for the continuation of the Wartime Leasehold Regulations and their administration and enforcement. In addition the Act empowers the Government to substitute, revoke, amend or remake any of the regulations.

Ontario. The Leasehold Regulations Act, 1951 (1951 Session) proclaimed April 13, 1951, adopted the Wartime Leasehold Regulations and in addition provided that rentals on all self-contained dwellings and shared accommodation in effect April 17, 1951, were frozen regardless of any change in tenancy. The Act empowers the Government to revoke, amend or remake any of the existing legislation and to set up a staff for the administration and enforcement of the Act.

Quebec. An Act respecting the regulation of rentals (1951 Session) was proclaimed April 5, 1951, and will terminate May 1, 1953. The Act provides for the constitution of a Rental Commission to supervise the administration of the terms of the Bill and to establish scales for fixing rents. Provision is also made for the appointment of rental administrators. All rentals in effect April 30, 1951, are frozen until August 1, 1951 and tenants legally occupying rented premises may not be evicted during this period.

With respect to leases which expire before October 1, 1951, where the landlord and tenant are unable to agree as to the renewal of the existing lease or making of a new lease, the tenant must make application for the prolongation of such lease and the fixing of the rent to the local administrator before September 1, 1951. In instances where leases of one year or over expire after October 1, 1951, and the parties are unable to agree, application for prolongation must be made at least one month before the expiration of the lease. In all other cases, application must be made at least fifteen days before the expiration of the lease. No tenant may be evicted if he obtains a prolongation of a lease and pays the rent, except on special grounds set out in the Act.

New Brunswick. The Municipal Rent Control Act (1951 Session), provides that rentals in effect on April 30, 1951, may not be increased prior to July 1, 1951, except by express agreement between the landlord and tenant. The Act empowers the council of any city, town, incorporated village or county to make by-laws regulating maximum rentals. The by-laws must name a date after which no rental may be increased except by express agreement between the landlord and tenant or with the approval of a rental authority to be appointed by the council.

Nova Scotia. The Housing and Rentals Act (1951 Session) assented to April 7, 1951, empowers the council of any city, town or municipality to make by-laws fixing maximum rentals at the levels in effect April 30, 1951.

The by-laws may also provide for the appointment of a rental authority to approve any increase in rentals in the area concerned. Regulations with respect to tenancy between April 30, 1951, and July 31, 1951, in cities, towns and municipalities having a rental authority are to be the same as under the Wartime Leasehold Regulations. The Housing and Rentals Act and any by-law made under it will expire April 30, 1952.

Prince Edward Island. Under the Housing and Rentals Act (1951 Session) assented to March 30, 1951, the council of any city or town may make by-laws for the regulation of maximum rentals for housing accommodation, with the provision that no rentals in effect May 31, 1951, may be increased unless by agreement between the landlord and tenant or with the approval of the person or board appointed as rental authority under such by-law.

SECTION 8.—BUILDING INDUSTRY

(See Tables 60-62)

Financial Statistics, 16 Construction Companies

A continued large volume of business in the construction industry and an improvement in the financial status of a number of construction firms during 1949 is reflected in the summarized financial statistics of 16 companies. Net income from operations for the year before payment of dividends amounted to \$3.7 million, an increase of 68 per cent over 1948 and more than five times greater than 1945.

The net use of funds statement suggests that the accelerated rate of investment by these companies in fixed plant and equipment during the years 1945-1948 was slackening by the end of 1949, and that contracted work in hand was less than at the end of 1948. New investment in fixed plant and equipment declined during 1949 by about \$500,000 to \$439,000 while there was a marked increase in working capital (excluding inventories) of \$4.1 million to \$5.3 million at the end of 1949 from \$1.2 million at year-end, 1948. Inventories which are an indication of the amount of work in process were less by \$1.2 million than a year earlier.

Bankruptcies in the Construction Industry, Building Material Industries and All Industries

Current data on bankruptcies during the first quarter, 1951, reflect improved business conditions in this period as compared with the first quarter, 1950. The number of commercial failures and the total amount of defaulted liabilities in the construction industry, building material industries, and in all industries declined. The building materials industry had the least number of failures of the three groups, registering 6 in the first quarter, 1951, compared with 14 in the corresponding period of 1950, and representing \$210,000 in defaulted liabilities as compared with \$480,000 in the first quarter, 1950. Defaulted liabilities in the construction industry declined from \$970,000 to \$602,000 during the period and in all industries from \$8.3 million to \$4.5 million.

Common Stock Prices

Rising on the strength of favourable anticipations composite stock market price indexes of 16 building material companies and eighty-two industrial companies climbed to new all-time highs in April, 1951. The index for building material companies stood at 265 in April, 1951, 49 per cent above the level of April, 1950. The index for eighty-two industrial companies reached 185 at April, 1951, 40 per cent above the figure in April, 1950.

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.— NET FAMILY FORMATION, CANADA, 1945 — MARCH, 1951.
(In thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation ⁽²⁾
1945	108.0	48.6	5.1	+ 5.0	59.3
1946	134.1	48.6	7.7	+29.7	107.5
1947	127.3	49.9	8.2	+ 6.2	75.4
1948	123.3	51.5	6.9	+18.0	83.0
1949					
1st Quarter	15.9	13.9	—	+ 3.5	4.0
2nd Quarter	34.8	13.7	—	+ 4.4	24.0
3rd Quarter	42.8	12.3	—	+ 3.3	32.3
4th Quarter	30.4	13.1	—	+ 3.0	18.9
Total, 1949	123.9	53.0	5.9	+14.2	79.2
1950					
1st Quarter	14.9	13.1	—	+ 1.9	2.4
2nd Quarter	33.2	14.2	—	+ 2.6	20.3
3rd Quarter	44.0	12.4	—	+ 1.0	31.3
4th Quarter	33.3	13.1	—	+ 1.6	20.5
Total, 1950	125.4	52.8	5.2	+ 7.1	74.5
1951					
1st Quarter	17.0	13.8	—	+ 3.6	5.5

(1) Quarterly data not available.

(2) Quarterly estimates include an allowance for divorces.

TABLE 2.—NUMBER OF BIRTHS, DEATHS, AND MARRIAGES AND TOTAL POPULATION,
CANADA, ⁽¹⁾ 1945 — MARCH, 1951.

	Births	Deaths	Marriages	Population ⁽²⁾ 000
1945.....	288,730	113,414	108,031	12,102
1946.....	330,732	114,931	134,088	12,283
1947.....	359,094	117,725	127,311	12,558
1948.....	347,307	119,384	123,314	12,859
1949				
1st Quarter.....	87,732	32,630	15,910	— ⁽³⁾
2nd Quarter.....	96,208	31,969	34,775	13,525
3rd Quarter.....	95,504	28,636	42,764	13,612
4th Quarter.....	86,695	30,812	30,428	13,683
Total, 1949	366,139	124,047	123,877	—
1950 ⁽⁴⁾				
January.....	28,958	10,804	5,265	13,742
February.....	27,657	10,634	5,334	
March.....	31,421	11,283	4,267	
1st Quarter.....	88,036	32,721	14,866	
April.....	30,296	11,215	7,799	13,821
May.....	30,787	9,459	10,054	
June.....	34,000	10,509	15,376	
2nd Quarter.....	95,083	31,183	33,229	
July.....	31,439	9,520	15,025	— ⁽³⁾
August.....	29,225	9,573	14,669	
September.....	32,682	9,364	14,342	
3rd Quarter.....	93,346	28,457	44,036	
October.....	29,398	9,564	12,682	13,946
November.....	27,471	9,811	12,191	
December.....	28,806	10,535	8,417	
4th Quarter.....	85,675	29,910	33,290	
Total, 1950	362,140	122,271	125,421	—
1951 ⁽⁴⁾				
January.....	29,210	10,662	6,176	— ⁽⁵⁾
February.....	27,672	11,214	5,468	
March.....	31,385	12,482	5,394	
1st Quarter.....	88,267	34,364	17,038	

(1) Excluding Yukon and North West Territories.

(2) Available quarterly.

(3) Not available.

(4) Preliminary (see p. 103).

(5) Not yet available

TABLE 3.— NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945 — MARCH, 1951.

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	
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	22,271	28,862	51,133	20,406	23,653	44,059	39,415	33,266	72,681	11,718	10,793	22,511	95,192
1950													
January	646	1,162	1,808	1,017	884	1,901	1,233	1,414	2,647	575	487	1,062	3,709
February	1,021	1,597	2,618	1,084	1,251	2,335	1,902	1,675	3,577	716	660	1,376	4,953
March	1,225	1,887	3,112	1,264	1,424	2,688	2,284	1,861	4,145	828	827	1,655	5,800
1st Quarter	2,892	4,646	7,538	3,365	3,559	6,924	5,419	4,950	10,369	2,119	1,974	4,093	14,462
April	1,554	2,601	4,155	1,469	1,886	3,355	2,920	2,329	5,249	1,235	1,026	2,261	7,510
May	1,874	2,867	4,741	1,700	1,919	3,619	3,654	2,610	6,264	1,087	1,009	2,096	8,360
June	1,452	2,412	3,864	1,465	1,609	3,074	2,899	2,353	5,252	965	721	1,686	6,938
2nd Quarter	4,880	7,880	12,760	4,634	5,414	10,048	9,473	7,292	16,765	3,287	2,756	6,043	22,808
July	1,521	2,440	3,961	1,284	1,479	2,763	3,053	2,003	5,056	908	760	1,668	6,724
August	1,094	1,625	2,719	1,092	1,397	2,489	1,995	1,883	3,878	724	606	1,330	5,208
September	1,139	1,705	2,844	965	1,217	2,182	2,259	1,674	3,933	585	508	1,093	5,026
3rd Quarter	3,754	5,770	9,524	3,341	4,093	7,434	7,307	5,560	12,867	2,217	1,874	4,091	16,958
October	1,313	1,794	3,107	1,228	1,432	2,660	2,376	2,024	4,400	731	636	1,367	5,767
November	1,606	2,408	4,014	1,277	1,539	2,816	3,068	2,090	5,158	946	726	1,672	6,830
December	1,581	2,445	4,026	1,376	1,653	3,029	3,041	2,247	5,288	985	782	1,767	7,055
4th Quarter	4,500	6,647	11,147	3,881	4,624	8,505	8,485	6,361	14,846	2,662	2,144	4,806	19,652
Total, 1950	16,026	24,943	40,969	15,221	17,690	32,911	30,684	24,163	54,847	10,285	8,748	19,033	73,880
1951													
January	1,302	1,935	3,237	1,179	1,221	2,400	2,546	1,792	4,338	691	608	1,299	5,637
February	1,926	2,999	4,925	1,712	1,781	3,493	3,798	2,554	6,352	1,127	939	2,066	8,418
March	2,971	4,267	7,238	2,265	2,355	4,620	5,555	3,252	8,807	1,683	1,368	3,051	11,858
1st Quarter	6,199	9,201	15,400	5,156	5,357	10,513	11,899	7,598	19,497	3,501	2,915	6,416	25,913

TABLE 4.— NUMBER OF EMIGRANTS⁽¹⁾ FROM CANADA, BY SEX,
MARITAL STATUS AND AGE GROUP,
1945 — MARCH, 1951.

Year	Total	Married Females ⁽²⁾	Children under 18 Years ⁽²⁾
1945.....	22,500	—	—
1946.....	33,900	—	—
1947.....	35,000	—	—
1948.....	34,800	6,700	6,200
1949			
1st Quarter.....	7,800	1,500	1,300
2nd Quarter.....	8,600	1,700	1,400
3rd Quarter.....	8,900	1,600	1,300
4th Quarter.....	8,300	1,400	1,300
Total, 1949	33,600	6,200	5,300
1950 ⁽³⁾			
1st Quarter.....	6,200 ⁽⁴⁾	1,500	1,200
2nd Quarter.....	8,300 ⁽⁴⁾	2,000	1,700
3rd Quarter.....	9,900 ⁽⁴⁾	2,300	1,900
4th Quarter.....	8,400	2,200	1,900
Total, 1950	32,800 ⁽⁴⁾	8,000	6,700
1951 ⁽³⁾			
1st Quarter.....	6,100	1,600	1,500

- (1) Estimated.
(2) Not available prior to 1948.
(3) Preliminary.
(4) Revised.

TABLE 5.— NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY,
1945 — MARCH, 1951.

Period	United Kingdom		United States		Other Countries		Total	
	Immi- gration	Emigra- tion	Immi- gration	Emigra- tion	Immi- gration	Emigra- tion	Immi- gration	Emigra- tion
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	16,600	700	23,300	7,800
2nd Quarter.....	8,100	1,700	2,000	6,200	20,100	700	30,200	8,600
3rd Quarter.....	4,900	2,300	2,400	5,800	15,300	800	22,600	8,900
4th Quarter.....	3,900	2,300	1,800	5,300	13,300	700	19,000	8,300
Total, 1949	22,200	7,500	7,600	23,200	65,300	2,900	95,100	33,600
1950								
1st Quarter.....	2,300	900 ⁽¹⁾	1,300	4,700	10,900	600	14,500	6,200 ⁽¹⁾
2nd Quarter.....	4,500	1,600 ⁽¹⁾	1,800	6,100	16,500	600	22,800	8,300 ⁽¹⁾
3rd Quarter.....	3,000	2,600 ⁽¹⁾	2,600	6,500	11,300	800	16,900	9,900 ⁽¹⁾
4th Quarter.....	3,600	1,300	1,900	6,400	14,100	700	19,600	8,400
Total, 1950	13,400	6,400 ⁽¹⁾	7,600	23,700	52,800	2,700	73,800	32,800 ⁽¹⁾
1951								
1st Quarter.....	4,300	700	1,600	4,900	20,000	500	25,900	6,100

(1) Revised.

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 6.— NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA⁽¹⁾, 1945 — MAY, 1951.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>Dwellings in New Structures and Conversions⁽³⁾</i>			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	93,931	91,655	— ⁽⁴⁾
1950	95,270	91,754	— ⁽⁴⁾
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950			
January	2,152	6,480	55,125
February	2,694	4,815	52,918
March	4,169	6,578	50,161
1st Quarter	9,015	17,873	—
April	7,422	5,397	50,775
May	13,647	6,171	58,130
June	12,065	6,527	63,634
2nd Quarter	33,134	18,095	—
July	10,245	6,853	67,097
August	9,306	8,717	67,616
September	10,245	7,893	69,957
3rd Quarter	29,796	23,463	—
October	9,773	9,528	70,017
November	6,679	8,766	67,779
December	4,134	11,290	60,538
4th Quarter	20,586	29,584	—
Total, 1950	92,531	89,015	—
1951			
January	2,771	6,950	55,261
February	2,966	6,712	51,534
March	4,064	5,859	49,294
1st Quarter	9,801	19,521	—
April	7,451	5,688	51,090
May	11,699	6,876	55,903

(1) Excluding Yukon and Northwest Territories.

(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 104).

(3) Estimated.

(4) Not available.

TABLE 7. —NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN
AND RURAL AREAS, CANADA, 1947 — MAY, 1951.

Period	Urban				Rural		
	Metro- politan	Other Over 5,000	Other Under 5,000	Total	Non- farm	Farm	Total
1947	—(1)	—(1)	13,586	59,410	12,628	2,225	14,853
1948	36,529	21,142	12,026	69,687	15,687	4,810	20,497
1949	39,984	18,783	9,851	68,618	17,048	4,843	21,891
1950							
January	1,481	477	0	1,958	161	33	194
February	1,896	394	41	2,331	363	0	363
March	3,066	589	214	3,869	245	55	300
1st Quarter	6,443	1,460	255	8,158	769	88	857
April	4,471	1,686	448	6,605	681	136	817
May	5,914	3,405	1,112	10,431	2,551	665	3,216
June	5,759	2,956	1,107	9,822	1,643	600	2,243
2nd Quarter	16,144	8,047	2,667	26,858	4,875	1,401	6,276
July	4,616	2,567	1,109	8,292	1,347	606	1,953
August	4,368	1,859	998	7,225	1,337	744	2,081
September	5,573	2,008	745	8,326	1,583	336	1,919
3rd Quarter	14,557	6,434	2,852	23,843	4,267	1,686	5,953
October	5,448	1,771	884	8,103	1,180	490	1,670
November	3,695	1,197	505	5,397	952	330	1,282
December	2,922	481	129	3,532	575	27	602
4th Quarter	12,065	3,449	1,518	17,032	2,707	847	3,554
Total, 1950	48,209	19,390	7,292	75,891	12,618	4,022	16,640
1951							
January	1,778	559	112	2,449	322	0	322
February	2,014	392	0	2,406	532	28	560
March	2,638	660	279	3,577	415	72	487
1st Quarter	6,430	1,611	391	8,432	1,269	100	1,369
April	4,006	1,883	213	6,102	1,132	217	1,349
May	5,256	2,248	1,313	8,826	2,141	732	2,873

(1) Not available.

TABLE 8.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS, CANADA, 1947 — MAY, 1951.

Period	Urban				Rural		
	Metro-politan	Other Over 5,000	Other Under 5,000	Total	Non-farm	Farm	Total
1947	23,475	20,977	7,304	51,756	16,091	4,371	20,462
1948	29,945	18,061	10,029	58,035	14,204	3,858	18,062
1949	39,215	21,047	8,611	68,873	14,133	5,227	19,360
1950							
January	3,020	1,521	991	5,532	760	188	948
February	2,297	1,145	443	3,885	832	98	930
March	3,916	1,362	459	5,737	733	108	841
1st Quarter	9,233	4,028	1,893	15,154	2,325	394	2,719
April	2,944	1,364	565	4,873	431	93	524
May	2,853	1,772	366	4,991	943	237	1,180
June	3,791	1,361	622	5,774	482	271	753
2nd Quarter	9,588	4,497	1,553	15,638	1,856	601	2,457
July	3,124	1,241	476	4,841	1,514	498	2,012
August	4,228	1,659	664	6,551	1,980	186	2,166
September	4,380	1,529	864	6,773	813	307	1,120
3rd Quarter	11,732	4,429	2,004	18,165	4,307	991	5,298
October	4,409	2,007	687	7,103	1,710	715	2,425
November	3,597	2,072	827	6,496	1,413	857	2,270
December	4,948	2,307	711	7,966	2,837	487	3,324
4th Quarter	12,954	6,386	2,225	21,565	5,960	2,059	8,019
Total, 1950	43,507	19,340	7,675	70,522	14,448	4,045	18,493
1951							
January	4,384	1,475	293	6,152	670	128	798
February	4,246	1,191	27	5,464	1,186	62	1,248
March	3,838	995	266	5,099	744	16	760
1st Quarter	12,468	3,661	586	16,715	2,600	206	2,806
April	3,644	1,162	292	5,098	541	49	590
May	3,824	1,345	111	5,280	1,248	348	1,596

TABLE 9.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — MAY, 1951.

Period	One Family	Two Family	Row Houses	Apart- ments	Other	Total
1947	58,778	5,310	608	3,694	3,828	72,218
1948	61,787	4,560	1,607	7,836	307	76,897
1949	68,966	7,309	485	11,050	423	88,233
1950						
January	4,902	792	6	779	0	6,480
February	3,521	502	0	792	0	4,815
March	4,578	582	0	1,365	53	6,578
1st Quarter	13,002	1,876	6	2,936	53	17,873
April	4,092	430	2	862	11	5,397
May	4,815	376	34	940	6	6,711
June	5,002	564	0	944	17	6,527
2nd Quarter	13,909	1,370	36	2,746	34	18,095
July	5,536	492	0	824	1	6,853
August	6,768	912	0	1,035	2	8,717
September	5,883	618	0	1,391	1	7,893
3rd Quarter	18,187	2,022	0	3,250	4	23,463
October	7,565	752	99	1,040	69	9,528
November	7,397	422	4	941	5	8,766
December	8,625	934	0	1,627	104	11,290
4th Quarter	23,587	2,108	103	3,608	178	29,584
Total, 1950	68,685	7,376	145	12,540	269	89,015
1951						
January	5,023	744	0	1,166	17	6,950
February	4,587	876	40	1,195	14	6,712
March	4,410	674	74	685	16	5,859
1st Quarter	14,020	2,294	114	3,046	47	19,521
April	4,064	572	82	953	17	5,688
May	5,103	662	76	1,021	14	6,876

TABLE 10.— EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,
RESIDENTIAL AND OTHER, CANADA,
1945 — MARCH, 1951.
(Millions of Dollars)

Year	New Construction			Repair and Maintenance			Total		
	Housing	Other ⁽¹⁾	Sub-total ⁽¹⁾	Housing	Other ⁽¹⁾	Sub-total ⁽¹⁾	Housing	Other ⁽¹⁾	Total ⁽¹⁾
1945.....	285.6	427.4	713.6	96.3	401.7	498.0	381.9	829.1	1,211.0
1946.....	412.0	668.2	1,080.2	105.3	427.7	533.0	517.3	1,095.9	1,613.2
1947.....	539.7	881.2	1,420.9	130.8 ⁽¹⁾	461.2	592.0	670.5 ⁽¹⁾	1,342.4	2,012.9
1948									
1st Quarter.....	110.6	197.1	307.7	28.8	71.8	100.6	139.4	268.9	408.3
2nd Quarter.....	129.2	291.3	420.5	34.1	133.1	167.2	163.3	424.4	587.7
3rd Quarter.....	211.4	370.0	581.4	48.9	172.9	221.8	260.3	542.9	803.2
4th Quarter.....	216.5	345.0	561.5	50.1	154.3	204.4	266.6	499.3	765.9
Total, 1948.....	667.7	1,203.4	1,871.1	161.9	532.1	694.0	829.6	1,735.5	2,565.1
1949									
1st Quarter.....	143.8	242.8	386.6	33.1	86.1	119.2	176.9	328.9	505.8
2nd Quarter.....	169.3	334.1	503.4	38.6	144.0	182.6	207.9	478.1	686.0
3rd Quarter.....	223.2	400.9	624.1	51.5	171.7	223.2	274.7	572.6	847.3
4th Quarter.....	231.0	362.4	593.4	53.0	154.0	207.0	284.0	516.4	800.4
Total, 1949.....	767.3	1,340.2	2,107.5	176.2	555.8	732.0	943.5	1,896.0	2,839.5
1950									
1st Quarter.....	146.8	239.2	386.0	34.3	79.9	114.2	181.1	319.1	500.2
2nd Quarter.....	158.8	383.8	542.6	40.6	146.6	187.2	199.4	530.4	729.8
3rd Quarter.....	247.0	465.1	712.1	56.6	178.8	235.4	303.6	643.9	947.5
4th Quarter.....	260.4	450.7	711.1	59.5	169.7	229.2	319.9	620.4	940.3
Total, 1950.....	813.0	1,538.8	2,351.8	191.0	575.0	766.0	1,004.0	2,113.8	3,117.8
1951									
1st Quarter.....	181.4	304.4	485.8	40.9	82.7	123.6	222.3	387.1	609.4

(1) Revised.

TABLE 11.— NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — MARCH, 1951.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
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
1949						
1st Quarter	46.1	3.8	49.9	1,791	6,351	8,142
2nd Quarter	115.4	11.1	126.5	2,772	16,414	19,196
3rd Quarter	95.6	6.9	102.5	2,693	13,687	16,380
4th Quarter	71.3	4.5	75.8	2,639	8,933	11,572
Total, 1949	328.4	26.3	354.7	9,895	45,395	55,290
1950						
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	41.4	2.9	44.3	1,014	5,522	6,536
May	67.2	5.0	72.2	2,496	8,074	10,570
June	49.2	3.7	52.9	979	6,470	7,449
2nd Quarter	157.8	11.6	169.4	4,489	20,066	24,555
July	38.2	3.9	42.1	932	5,174	6,106
August	35.3	3.2	38.5	623	4,526	5,149
September	35.7	3.1	38.8	687	4,371	5,058
3rd Quarter	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 ⁽¹⁾	22.6	2.4	25.0	565	2,786	3,351
December	14.2	1.0	15.2	851	1,361	2,212
4th Quarter ⁽¹⁾	73.2	8.5	81.7	2,548	8,680	11,228
Total, 1950 ⁽¹⁾	388.5	34.4	422.9	11,310	48,963	60,273
1951						
January	14.0	1.3	15.3	314	1,731	2,045
February	17.7	1.4	19.1	601	2,011	2,612
March	29.8	1.9	31.7	702	3,362	4,064
1st Quarter	61.5	4.6	66.1	1,617	7,104	8,721

(1) Revised.

TABLE 12.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1945 — MARCH, 1951.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	⁽¹⁾ Apartments	All Other Residential Dwellings	Total
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						
1st Quarter	24.7	44.8	69.5	2,911	6,913	9,824
2nd Quarter	12.2	119.3	131.5	1,415	19,701	21,116
3rd Quarter	20.9	138.0	158.9	2,468	22,378	24,846
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						
January	3.6	20.4	24.0	422	2,855	3,277
February	3.5	16.8	20.3	408	2,544	2,952
March	2.6	27.6	30.2	304	3,892	4,196
1st Quarter	9.7	64.8	74.5	1,134	9,291	10,425
April	3.9	39.1	43.0	448	5,614	6,062
May	4.3	49.9	54.2	496	6,756	7,252
June	5.8	57.9	63.7	656	9,726	10,382
2nd Quarter	14.0	146.9	160.9	1,600	22,096	23,696
July	6.8	67.4	74.2	747	9,840	10,587
August	3.7	44.8	48.5	410	6,680	7,090
September	7.9	48.4	56.3	840	7,507	8,347
3rd Quarter	18.4	160.6	179.0	1,997	24,027	26,024
October	6.7	48.1	54.8	708	6,951	7,659
November	5.4	38.6	44.0	573	5,554	6,127
December	5.1	23.4	28.5	538	3,254	3,792
4th Quarter	17.2	110.1	127.3	1,819	15,759	17,578
Total, 1950	59.3	482.4	541.7	6,550	71,173	77,723
1951						
January	2.8	13.2	16.0	290	1,888	2,178
February	2.1	22.9	25.0	209	3,159	3,368
March	5.6	26.4	32.0	566	3,564	4,130
1st Quarter	10.5	62.5	73.0	1,065	8,611	9,676

(1) Estimated.

SECTION 3

PUBLICLY ASSISTED HOUSE-BUILDING

TABLE 13.— NUMBER OF NEW PERMANENT DWELLINGS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — MARCH, 1951.

Period	Publicly-Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing ⁽²⁾	Total Housing
		With Government Financial Assistance			Other	Total Privately-Initiated Housing		
		Loans	Guarantees	Sub-total ⁽¹⁾				
1947	7,190	12,963	387	13,533	53,668	67,201	20,723	74,391
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	25,643	30,947	6,552	32,195
3rd Quarter	3,871	6,139	2,012	8,157	15,976	24,133	12,028	28,004
4th Quarter	2,391	9,598	772	10,370	9,153	19,523	12,761	21,914
Total, 1949	7,874	23,597	3,634	27,297	55,338	82,635	35,171	90,509
1950								
1st Quarter	92	3,377	666	4,043	4,880	8,923	4,135	9,015
2nd Quarter	1,794	10,595	390	11,104	20,236	31,340	12,898	33,134
3rd Quarter	1,710	13,427	441	13,868	14,218	28,086	15,578	29,796
4th Quarter	1,003	10,536	321	10,857	8,726	19,583	11,860	20,586
Total, 1950	4,599	37,935	1,818	39,862	48,060	87,932	44,471	92,531
1951								
1st Quarter	351	3,978	316	4,294	5,255	9,450	4,546	9,801

- (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.

TABLE 14.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,⁽¹⁾
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS
FINANCED, CANADA, FEBRUARY, 1945 — APRIL, 1951.

Period	Number of Loans ⁽²⁾	Number of Dwellings ⁽²⁾	Amount of Loans \$000			
			Joint		Direct Loan	Total
			Basic Loan	Additional Loan		
1945 ⁽³⁾	5,142	5,695	23,832	0	0	23,832
1946.....	8,492	13,042	43,280	0	18,355	61,635
1947.....	10,549	12,734	60,576	0	1,133	61,709
1948.....	16,913	20,730	106,692	0	1,708	108,400
1949.....	19,627	29,036	119,319	3,418	38,792	161,529
1950						
January.....	1,310	1,593	8,881	1,094	268	10,243
February.....	1,859	2,942	11,819	1,610	4,374	17,803
March.....	2,702	2,960	18,339	2,584	41	20,964
1st Quarter.....	5,871	7,495	39,039	5,288	4,683	49,010
April.....	3,254	4,206	21,928	3,027	2,886	27,841
May.....	4,203	5,378	29,296	3,798	2,701	35,795
June.....	4,394	5,852	28,524	3,863	5,826	38,213
2nd Quarter.....	11,851	15,436	79,748	10,688	11,413	101,849
July.....	4,252	4,847	28,302	3,974	1,114	33,390
August.....	3,755	4,624	25,096	3,505	3,219	31,820
September.....	3,316	3,960	22,875	3,198	1,285	27,358
3rd Quarter.....	11,323	13,431	76,273	10,677	5,618	92,568
October.....	2,810	3,289	19,683	2,606	601	22,890
November.....	2,294	2,764	15,782	2,189	1,369	19,340
December.....	2,198	2,788	15,921	2,164	1,349	19,434
4th Quarter.....	7,302	8,841	51,386	6,959	3,319	61,664
Total, 1950.....	36,347	45,203	246,446	33,612	25,033	305,091
1951						
January.....	1,569	1,813	11,636	1,203	401	13,246
February.....	1,803	2,162	12,869	515	1,568	14,952
March.....	2,580	3,974	21,349	90	3,577	25,016
1st Quarter.....	5,952	7,949	45,854	1,808	5,546	53,208
April.....	2,606	3,354	21,139	0	580	21,718
Total, Feb. 1, 1945 — April 30, 1951.....	105,628	137,743	667,138	38,838	91,147	797,122

(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.

TABLE 15.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN,
CANADA, FIRST QUARTERS, 1950 AND 1951.

Type of Loan	First Quarter, 1950 ⁽¹⁾				First Quarter, 1951			
	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.....	1,533	1,580	10,060	6,367	1,339	1,383	9,719	7,032
Loans to builders for sale:								
Integrated housing.....	229	229	1,628	7,110	43	43	308	7,173
Other.....	3,991	4,211	30,415	7,223	4,444	4,621	32,534	7,040
Sub-total.....	5,753	6,020	42,103	6,994	5,826	6,047	42,561	7,038
Housing for Rental Purposes:								
Loans to individuals.....	84	607	2,742	4,516	102	997	5,277	5,293
Rental Insurance.....	32	866	4,145	4,787	22	875	5,339	6,102
Primary industries.....	—	—	—	—	—	—	—	—
Limited Dividend Corporations....	—	—	—	—	2	30	30	1,000
Sub-total.....	116	1,473	6,887	4,675	126	1,902	10,646	5,597
Total Gross Loans.....	5,869	7,493	48,990	6,538	5,952	7,949	53,207	6,694

(1) Revised.

TABLE 16.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,⁽¹⁾
ANALYSIS OF GROSS LOANS APPROVED, SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,
AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA,
FIRST THREE MONTHS, 1950 AND 1951.

Type of Dwelling	Number of Loans	Number of Dwellings	Amount of Loans \$000	Average Estimated Costs				Average			
				Land \$	Con- struction \$	Other \$	Total \$	Lending Value \$	Loan \$	Finished Floor Area Sq. Ft.	Con- struction Cost per Sq. Ft. \$
1950											
First Three Months											
Single 1-Storey	2,856	2,856	19,187	810	7,668	162	8,640	7,441	6,718	950	8.07
Single 1½-Storey:											
Finished	1,256	1,256	9,746	951	8,590	217	9,758	8,448	7,760	1,223	7.02
Unfinished	615	615	4,281	845	7,758	185	8,788	7,641	6,961	802 ⁽²⁾	6.20
Single 2-Storey	537	537	4,331	900	9,336	243	10,479	9,042	8,065	1,307	7.14
Semi-Detached	233	241	1,838	704	8,631	326	9,661	8,517	7,626	1,209	7.14
Duplex	127	254	1,287	559	7,072	220	7,851	6,120	5,066	1,102	6.42
Triplex	13	39	165	718	7,184	274	8,176	5,395	4,246	1,054	6.81
Double Duplex	152	326	1,736	540	6,606	265	7,411	6,253	5,324	1,026	6.44
Row House	6	12	59	450	7,187	262	7,899	6,250	4,900	960	7.49
Apartment	76	1,359	6,380	296	5,858	377	6,531	5,681	4,694	907	6.46
Total	5,871	7,495	49,010	725	7,583	230	8,538	7,356	6,539	1,019	7.18
1951											
First Three Months											
Single 1-Storey	3,256	3,256	22,595	1,012	8,917	292	10,221	8,354	6,940	1,010	8.83
Single 1½-Storey:											
Finished	1,177	1,177	8,865	1,100	9,231	325	10,656	8,921	7,532	1,214	7.60
Unfinished	463	463	3,092	789	8,388	249	9,426	7,863	6,679	843 ⁽²⁾	6.49
Single 2-Storey	517	517	4,135	1,187	10,559	391	12,137	9,798	7,999	1,347	7.84
Semi-Detached	199	209	1,547	1,009	9,340	392	10,741	9,115	7,400	1,214	7.69
Duplex	76	152	782	524	7,655	244	8,423	6,348	5,146	1,110	6.89
Triplex	10	30	155	871	9,086	461	10,418	6,724	5,164	1,116	8.14
Double Duplex	167	342	1,898	708	7,729	301	8,738	6,772	5,550	1,090	7.09
Row House	3	103	536	302	6,610	22	6,934	6,126	5,202	952	6.94
Apartment	82	1,670	9,572	458	6,523	504	7,485	6,957	5,632	870	7.50
Total	5,950	7,919	53,177	874	8,441	345	9,660	8,088	6,715	1,033	7.61

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

(2) Total floor area including unfinished portion averaged 1,251 sq. ft. in 1950 and 1,292 sq. ft. in 1951.

TABLE 17. — OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — MARCH, 1951.

Period	Number of Loans	Number of New Dwellings	Amount \$	Average Loan per New Dwelling \$
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
1951				
1st Quarter	0	—	—	—
Total, April, 1946 — March, 1951	40	70	119,090	1,701

TABLE 18.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, ⁽¹⁾ NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941 — MARCH, 1951.

Period	Number of Dwellings			Actual Expenditure \$000			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941-1945 ⁽²⁾	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	11,459	4	1,000	12,463
2nd Quarter	1,248	2,892	3,011	5,464	5	539	6,008
3rd Quarter	2,117	1,649	3,479	9,254	5	1,055	10,314
4th Quarter	1,357	1,105	3,731	12,458	146	1,384	13,988
Total, 1949	4,916	7,804	—	38,635	160 ⁽³⁾	3,978 ⁽⁴⁾	42,773
1950							
January	0	360	3,371	324	2	274	600
February	16	354	3,033	1,695	0	272	1,967
March	4	339	2,698	2,426	6	192	2,624
1st Quarter	20	1,053	—	4,445	8	738	5,191
April	81	341	2,438	689	8	45	742
May	450	530	2,358	1,061	14	145	1,220
June	210	382	2,186	1,364	8	283	1,655
2nd Quarter	741	1,253	—	3,114	30	473	3,617
July	143	286	2,043	1,156	10	238	1,404
August	86	671	1,458	1,073	2	306	1,381
September	2	209	1,251	847	0	207	1,054
3rd Quarter	231	1,166	—	3,076	12	751	3,839
October	0	136	1,115	826	6	343	1,175
November	0	149	966	647	36	459	1,142
December	31	84	913	837	76	435	1,348
4th Quarter	31	369	—	2,310	118	1,237	3,665
Total, 1950	1,023	3,841	—	12,945	168	3,199 ⁽⁴⁾	16,312
1951							
January	0	86	827	-175	-15	77	-113
February	0	84	743	481	139	74	694
March	0	122	621	353	130	88	571
1st Quarter	0	292	—	659	254	239	1,152
Total, April, 1941 — March, 1951	50,684	50,063	—	223,375	14,468	32,324	270,167

(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 19 (see p. 47).

(4) Excluding \$1,255,000 expended in 1949 and \$1,148,000 expended in 1950 recoverable from municipalities.

TABLE 19.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945 — APRIL, 1951.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Dwellings	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—March.....	84	5,940	4
June.....	48	4,028	4
September.....	65	4,677	4
December.....	51	4,077	1
1950—January.....	51	3,320	5
February.....	35	2,990	1
March.....	48	3,081	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.....	10	913	5
1951—January.....	9	827	8
February.....	9	743	8
March.....	9	621	7
April ⁽²⁾		548	7

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

(2) Number of municipalities in which projects were in progress at April 30, 1951, total 6.

TABLE 20.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, MARCH, 1948 — 1951.

Item	Stage of Construction Yet to be Completed	Number of Dwellings			
		Mar.,1948	Mar.,1949	Mar.,1950	Mar.,1951
1.	Excavation.....	975	1,285	383	0
2.	Foundation.....	1,253	1,450	453	0
3.	Water and Sewer under Building.....	1,726	2,646	867	107
4.	Framing.....	1,416	1,645	703	80
5.	Doors, frames and window sash.....	1,659	1,787	626	55
6.	Chimneys.....	1,764	2,518	608	32
7.	Roofs shingled.....	1,666	1,955	691	44
8.	Plumbing roughed in.....	1,780	2,320	749	74
9.	Wiring roughed in.....	2,017	2,704	893	54
10.	Insulation.....	2,318	3,042	1,126	105
11.	Wall and ceiling board and taping....	2,612	3,536	1,434	386
12.	Finished flooring laid.....	2,533	3,657	1,571	460
13.	Exterior finish, including siding and trim.....	2,306	2,860	1,407	323
14.	Porches.....	2,167	3,411	1,364	449
15.	Interior trim.....	2,997	4,208	1,749	465
16.	Interior painting.....	4,062	5,260	2,725	584
17.	Hardware.....	3,851	5,133	2,480	581
18.	Plumbing fixtures.....	3,815	5,025	2,463	570
19.	Electrical work complete.....	4,137	5,393	2,585	599
20.	Exterior painting.....	6,401	8,615	3,858	785
21.	Water and sewer to main.....	3,085	2,852	1,304	13
22.	Electrical services connected.....	4,374	5,497	2,558	571
23.	Final inspection.....	4,698	5,940	3,081	621

TABLE 21.— 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 — MARCH, 1951⁽¹⁾.

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 ⁽²⁾	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
1951												
1st Quarter	576	0	576	52	0	52	801	0	801	9,398	5	9,403
Total, ⁽³⁾ Jan. 1947— March, 1951	3,533	1,000	4,533	2,792	1,113	3,905	—	—	—	40,073	1,185	41,258

(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 1,073 units started in remote areas, 272 of which were completed and expenditure on which has amounted to \$13 million.

TABLE 22.— ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949 — MARCH, 1951.

Period	Number of Dwellings ⁽²⁾			Actual Expenditures ⁽²⁾ \$000		
	Started	Completed	Under Construction (at End of Period)	Housing	Land, Improvements and Other Outlay	Total
1949						
1st Quarter	—	—	—	2	—	2
2nd Quarter	—	—	—	40	11	51
July	97	—	97	49	—	49
August	559	—	656	311	21	332
September	1,096	—	1,752	1,239	54	1,293
3rd Quarter	1,752	—	—	1,599	75	1,674
October	671	—	2,423	3,092	192	3,284
November	271	—	2,694	3,370	269	3,639
December	92	20	2,766	2,410	725	3,135
4th Quarter	1,034	20	—	8,872	1,186	10,058
Total, 1949	2,786	20	—	10,513	1,272	11,785
1950						
January	44	42	2,768	690	74	764
February	12	101	2,679	1,656	187	1,843
March	16	101	2,594	2,486	331	2,817
1st Quarter	72	244	—	4,832	592	5,424
April	67	88	2,573	930	141	1,071
May	367	104	2,836	1,440	272	1,712
June	619	285	3,170	1,812	275	2,087
2nd Quarter	1,053	477	—	4,182	688	4,870
July	459	278	3,351	1,778	412	2,190
August	321	434	3,238	2,753	323	3,076
September	559	361	3,436	2,056	407	2,463
3rd Quarter	1,339	1,073	—	6,587	1,142	7,729
October	493	206	3,723	2,254	445	2,699
November	395	363	3,755	2,933	608	3,541
December	84	215	3,624	4,838	1,028	5,866
4th Quarter	972	784	—	10,025	2,081	12,106
Total, 1950	3,436	2,578	—	25,626	4,503	30,129
1951						
January	9	289	3,344	160	188	348
February	—	273	3,071	2,657	294	2,951
March	174	242	3,003	3,709	351	4,060
1st Quarter	183	804	—	6,526	833	7,359

(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 21.

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

TABLE 23.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943,— MARCH, 1951.

Type of Project	Number of Dwellings			Expenditure on Dwellings Completed, Current Construction, Repairs and Other Services ⁽¹⁾ \$000
	Started	Completed	Under Construction (At End of Period)	
1. Small Holdings, Sub-Division Projects: Sept. 1943—Dec. 1949	2,673	2,673	—	22,674
1950	—	—	—	188
1st Quarter	—	—	—	180
2nd — 4th Quarter	—	—	—	—
Total, 1950	—	—	—	368
1951	—	—	—	122
1st Quarter	—	—	—	—
2. Small Holdings, Individual Projects: Sept. 1943—Dec. 1949	6,320	4,255	2,065	33,268
1950	75	475	1,665	2,281
1st Quarter	1,885	1,257	2,293	7,708
2nd — 4th Quarter	—	—	—	—
Total, 1950	1,960	1,732	—	9,989
1951	102	483	1,912	2,559
1st Quarter	—	—	—	—
3. Full-Time Farming Projects: Sept. 1943—Dec. 1949	794	548	246	5,256
1950	66	96	216	182
1st Quarter	230	219	227	748
2nd — 4th Quarter	—	—	—	—
Total, 1950	296	315	—	930
1951	21	57	191	342
1st Quarter	—	—	—	—
4. Other Projects: Sept. 1943—Dec. 1949	1,337	1,025	312	3,813
1950	23	23	312	461
1st Quarter	32	89	265	371
2nd — 4th Quarter	—	—	—	—
Total, 1950	55	102	—	832
1951	29	46	248	132
1st Quarter	—	—	—	—
5. All Projects: Sept. 1943—Dec. 1949	11,124	8,501	2,623	65,011
1950	164	594	2,193	3,112
1st Quarter	2,147	1,555	2,785	9,007
2nd — 4th Quarter	—	—	—	—
Total, 1950	2,311	2,149	—	12,119
1951	152	586	2,351	3,155
1st Quarter	—	—	—	—

(1) See p. 107.

TABLE 24.— LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — MARCH, 1951.

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 ⁽¹⁾	Amount of Loans \$000
May 1, 1929— Mar. 31, 1945	(2)	(2)	(2)	(2)	(2)	(2)		
1945 ⁽³⁾	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
2nd Quarter	24	43	29	19	403	1,029	410	1,091
3rd Quarter	38	67	75	29	649	1,647	664	1,743
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
1951								
January	5	7	13	4	154	406	156	418
February	2	7	2	1	48	135	48	142
March	1	2	1	0	16	40	16	42
1st Quarter	8	16	16	5	218	581	220	602
Total, 1929 — March, 1951	—	—	—	—	—	—	36,407	82,444

(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 25.— LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — MARCH, 1951.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000
1945 ⁽¹⁾	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	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 ⁽²⁾	70	116	113	104	4,431	4,947	4,617	5,173
August ⁽²⁾	40	53	69	68	7,731	10,224	7,834	10,334
September ⁽²⁾	34	54	86	74	5,813	7,154	5,930	7,277
3rd Quarter ⁽²⁾	144	223	268	246	17,975	22,325	18,381	22,784
October ⁽²⁾	63	92	124	103	6,143	6,872	6,330	7,068
November ⁽²⁾	53	85	124	100	3,931	4,175	4,110	4,365
December ⁽²⁾	27	47	85	71	2,016	2,152	2,129	2,274
4th Quarter ⁽²⁾	143	224	333	274	12,090	13,199	12,569	13,707
Total, 1950 ⁽²⁾	511	798	967	850	57,492	61,769	58,970	63,417
1951								
January	32	52	28	35	811	904	871	991
February	17	39	28	26	2,831	3,386	2,876	3,451
March	54	85	103	93	5,003	5,143	5,160	5,321
1st Quarter	103	176	159	154	8,645	9,433	8,907	9,763
Total, 1945 — March, 1951	2,370	3,213	3,599	2,944	176,511	173,663	182,480	179,821

(1) Covers period March 1 to December 31.

(2) Estimated.

TABLE 26.— PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION AND PER CENT VACANT,
BY TYPE OF UNIT, 1947 — MARCH, 1951.

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 ⁽¹⁾	36,002	.6	1,767	.5	37,769	.7	745	.9	38,514	.6
1951										
January	35,403	.6	1,762	.3	37,165	.6	646	1.2	37,801	.6
February	34,495	.6	1,762	.4	36,257	.6	550	1.0	36,807	.6
March	33,548	.6	1,762	.9	35,310	.6	535	.2	35,845	.7

(1) Revised.

TABLE 27.— 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 — MARCH, 1951.

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	75	6,566	44,576	43	1,154	9,292	118	7,720	53,868
1950									
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 ⁽¹⁾	2	47	305	0	15	129	2	62	434
2nd Quarter ⁽¹⁾	6	571	4,188	6	200	1,729	12	771	5,917
July ⁽¹⁾	2	320	2,047	3	163	1,207	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 ⁽¹⁾	6	486	3,349	4	341	2,632	10	797	5,981
October ⁽¹⁾	2	165	1,561	3	102	752	5	262	2,313
November ⁽¹⁾	0	32	262	3	58	508	3	90	770
December ⁽¹⁾	4	56	4,668	1	31	202	5	661	4,870
4th Quarter ⁽¹⁾	6	253	6,491	7	191	1,462	13	1,013	7,953
Total, 1950 ⁽¹⁾	33	2,804	24,046	21	974	7,777	54	4,311	31,823
1951									
January ⁽²⁾	4	111	867	3	26	267	7	137	1,134
February ⁽²⁾	—	1	10	1	156	1,294	1	157	1,304
March ⁽²⁾	1	13	146	—	—	—	1	13	146
1st Quarter ⁽²⁾	5	125	1,023	4	182	1,561	9	307	2,584
Total, July, 1948 — March, 1951	119	10,248	71,007	98	4,078	31,753	217	14,326	102,760

(1) Revised.

(2) Preliminary (see p. 108).

TABLE 28.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, ⁽¹⁾
AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT
PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, JULY, 1948 — MARCH, 1951.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948 ⁽²⁾ Average	3.9	878	7,266	80.93
1949				
1st Quarter	3.9	892	7,517	82.10
2nd Quarter	3.9	887	7,370	77.77
3rd Quarter	4.1	907	6,983	65.16
4th Quarter	4.2	920	6,717	62.30
Annual Average	4.1	904	7,101	70.55
1950				
January	3.8	941	8,170	83.23
February	4.5	971	6,986	64.37
March	4.3	921	6,733	61.47
1st Quarter	4.3	933	6,982	65.05
April	4.2	870	6,326	58.87
May	3.7	920	8,326	76.19
June	3.8	878	7,089	73.66
2nd Quarter	4.2	873	6,463	60.45
July	4.2	931	7,107	66.46
August	3.6	893	7,952	78.68
September	4.3	916	5,773	71.59
3rd Quarter	4.1	920	6,778	70.19
October	3.7	857	8,583	81.76
November	4.0	938	8,515	85.54
December	3.6	859	7,502	77.57
4th Quarter	3.7	879	7,992	80.53
Annual Average	4.1	902	7,018	67.81
1951				
January	3.6	902	8,036	78.68
February	4.1	913	8,477	82.94
March	4.0	939	6,417	55.35
1st Quarter	3.9	923	7,286	67.41
Average, July, 1948 — March, 1951	4.0	901	7,102	70.72

(1) Revised to show gross figures.

(2) Covers period July to December.

TABLE 29.— APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947 — APRIL, 1951.

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 ⁽¹⁾	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	907	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
1951												
1st Quarter	0	—	—	0	—	—	0	—	—	0	—	—
April	2	10	41	0	—	—	2	10	41	2	10	41
Total, June, 1947— April, 1951	129	2,873	19,923	150	4,833	33,800	41	526	4,405	244	5,911	41,280

(1) Covers period June to December.

TABLE 30.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, AVERAGE ESTIMATED COST PER UNIT,
FLOOR AREA, NUMBER OF ROOMS AND MONTHLY RENT PER UNIT, AND ESTIMATED CONSTRUCTION COST PER SQUARE
FOOT, CANADA, JUNE, 1947 — APRIL, 1951.

Period	Estimated Costs				Floor Area per Dwelling Sq. Ft.	Construction Costs per Sq. Ft. \$	Number of Rooms per Dwelling	Monthly Rent per Dwelling \$
	Land	Construction	Equipment and Other	Total				
	\$	\$	\$	\$				
1947 ⁽¹⁾	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
1951								
1st Quarter	—	—	—	—	—	—	—	—
April	100	4,000	—	4,100	681	5.87	4.0	38.00
Total, June, 1947 April, 1951	331	6,089	564	6,984	917	6.64	4.1	74.13

(1) Covers period June to December.

TABLE 31.— OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾ NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — MARCH, 1951.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	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	1,588	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
1951					
January	283	1,753	512	1,809	329
February	281	2,046	622	2,213	446
March	1,168	8,308	2,610	2,235	1,335
1st Quarter	1,732	12,107	3,744	2,162	2,100
Total, January, 1948 — March, 1951	8,091	49,147	15,081	1,864	9,539

(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

TABLE 32.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,
BY TYPE OF LOAN, CANADA, 1947 — MARCH, 1951.

Period	Non-Farm Residential Real Estate						Non-Farm Other Real Estate				Farms		Total	
	New Construction			Existing Property			New Construction		Existing Property		Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000
	Number of Loans	Number of Dwellings	Amount of Loans \$000	Number of Loans	Number of Dwellings	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000				
1947	19,603	25,582	106,143	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385	258,134
1948	28,596	36,137	168,534	22,942	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														
January	2,151	2,693	14,382	1,297	2,020	5,752	62	2,303	158	5,411	56	275	3,724	28,123
February	2,138	2,894	15,315	1,629	2,586	7,276	69	3,467	142	2,635	92	451	4,070	29,144
March	3,183	3,826	21,003	2,246	3,578	9,694	78	2,201	153	2,630	100	503	5,760	36,031
1st Quarter	7,472	9,413	50,700	5,172	8,184	22,722	209	7,971	453	10,676	248	1,229	13,554	93,298
2nd Quarter	14,289	17,665	99,463	7,318	10,146	30,607	269	10,092	486	10,107	535	2,333	22,897	152,602
3rd Quarter	14,141	16,452	93,330	7,220	10,300	31,088	292	21,150	395	10,569	336	1,562	22,384	157,699
4th Quarter	9,699	11,614	67,297	6,129	9,177	29,472	238	8,386	369	9,870	430	1,994	16,865	117,019
Total, 1950	45,601	55,144	310,790	25,839	37,807	113,889	1,008	47,599	1,703	41,222	1,549	7,118	75,700	520,618
1951														
January	3,100	3,861	22,149	1,813	2,926	9,168	111	3,682	127	4,179	133	675	5,284	39,853
February	2,472	2,831	19,581	1,952	3,076	9,725	66	3,691	139	6,223	102	639	4,731	39,859
March	3,291	4,365	27,114	2,389	3,487	11,350	98	5,524	140	3,141	143	786	6,061	47,915
1st Quarter	8,863	11,507	68,844	6,154	9,489	30,243	275	12,897	406	13,543	378	2,100	16,076	127,627

(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 33 because in two instances one loan covered several single dwellings (see footnotes 1, page 59, and 3, page 60, of Table 33).

TABLE 33.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — MARCH, 1951.

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 ¹	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															
January	1,605	9,896	119	549	2,191	69	310	14	39	102	290	1,356	41	122	453
February	1,561	10,014	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	5,596	34,804	368	1,952	8,038	218	1,137	34	99	273	1,046	4,832	135	399	1,225
April	2,729	17,114	206	965	4,653	96	584	18	73	159	280	1,303	56	207	495
May	3,604	22,268	332	1,477	6,684	127	755	13	33	92	525	2,373	52	166	437
June	4,952	31,583	306	1,137	5,411	156	648	9	25	74	454	2,097	98	276	895
2nd Quarter	11,285	70,965	844	3,579	16,748	379	1,987	40	131	325	1,259	5,773	206	649	1,827
July	4,128	25,533	248	949	4,199	145	687	19	46	126	670	3,247	100	250	943
August	3,740	24,177	225	738	3,424	122	608	24	55	185	498	2,225	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	10,994	69,236	713	2,527	11,308	366	1,737	54	127	402	1,571	7,378	200	567	1,812
October	3,100	20,091	242	697	3,320	158	757	19	46	149	384	1,946	35	95	237
November	2,772	18,020	211	1,059	4,488	142	808	14	30	86	303	1,497	35	92	204
December	1,591	10,591	157	489	2,264	86	470	14	46	106	272	1,323	29	87	229
4th Quarter	7,463	48,702	610	2,245	10,072	386	2,035	47	122	341	959	4,766	99	274	670
Total, 1950	35,338	223,707	2,535	10,303	46,166	1,349	6,896	175	479	1,341	4,835	22,749	640	1,889	5,534
1951															
January	2,474	15,392	212	907	4,411	92	540	19	42	136	260	1,386	18	58	156
February	2,018	13,936	135	424	1,869	46	277	5	13	31	229	1,192	30	84	220
March	2,591	17,772	201	1,138	6,311	99	646	10	38	87	336	1,781	40	131	383
1st Quarter	7,083	47,100	548	2,469	12,591	237	1,463	34	93	254	825	4,359	88	273	759

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

TABLE 33.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — MARCH, 1951 — *Concluded*.

Period	Fraternal Societies ⁽¹⁾					Fire Insurance Companies					All Lending Institutions ⁽²⁾				
	Single Units		Multiple Units			Single Units		Multiple Units			Single Units		Multiple Units		
	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000
1947	102	519	134	320	1,242	2	30	13	33	137	17,573 ³	80,776	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															
January	9	48	1	2	5	2	12	1	6	10	1,975	11,622	176	718	2,761
February	19	80	7	15	38	1	5	0	—	—	1,960	11,872	178	934	3,443
March	20	79	15	29	116	0	—	0	—	—	2,976	17,503	207	850	3,500
1st Quarter	48	207	23	46	159	3	17	1	6	10	6,911	40,997	561	2,502	9,704
April	78	513	18	35	135	2	14	3	7	32	3,185	19,527	301	1,287	5,475
May	75	504	4	31	47	2	10	0	—	—	4,333	25,911	401	1,707	7,260
June	36	215	57	115	361	0	—	1	2	7	5,598	34,543	471	1,555	6,747
2nd Quarter	189	1,232	79	181	543	4	24	4	9	39	13,116	79,981	1,173	4,549	19,482
July	118	697	14	31	97	1	7	0	—	—	3,062	30,170	381	1,276	5,366
August	39	201	20	41	137	3	17	0	—	—	4,402	27,229	328	1,025	4,294
September	41	198	7	26	101	0	—	0	—	—	3,669	22,072	299	1,018	4,198
3rd Quarter	198	1,096	41	98	335	4	24	0	—	—	13,133	79,471	1,008	3,319	13,858
October	49	222	9	20	70	3	21	0	—	—	3,694	23,037	305	856	3,776
November	28	251	1	2	7	0	—	1	2	11	3,245	20,475	262	1,185	4,796
December	33	256	9	26	57	2	16	0	—	—	1,984	12,556	209	648	2,656
4th Quarter	110	629	19	48	134	5	37	1	2	11	8,923	56,069	776	2,691	11,228
Total, 1950	545	3,164	162	373	1,171	16	102	6	17	60	42,083	256,518	3,518	13,061	54,272
1951															
January	23	124	2	5	6	0	—	0	—	—	2,849	17,442	251	1,012	4,709
February	3	19	6	14	38	0	—	0	—	—	2,296	17,424	176	535	2,158
March	2	32	12	30	102	0	—	0	—	—	3,028	20,231	263	1,337	6,883
1st Quarter	28	175	20	49	146	0	—	0	—	—	8,173	55,097	690	2,884	13,750

(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 32.

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

TABLE 34.— NUMBER OF MORTGAGES REGISTERED AND DISCHARGED,
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,
1945 — MARCH, 1951.

Period	Mortgages Registered		Mortgages Discharged	
	Greater Toronto	Ontario ⁽¹⁾	Greater Toronto	Ontario ⁽¹⁾
1945	17,638	52,517	17,667	57,539
1946	22,289	69,048	21,770	66,341
1947	24,095	73,543	22,485	64,744
1948	29,527	86,754	23,301	66,067
1949				
1st Quarter	7,065	18,868	5,667	15,197
2nd Quarter	9,798	26,166	6,780	18,181
3rd Quarter	10,347	27,633	5,995	16,077
4th Quarter	11,883	31,736	7,041	18,881
Total, 1949	39,093	104,403	25,483	68,336
1950				
1st Quarter	8,148	21,492	5,956	16,021
2nd Quarter	10,977	28,954	7,167	19,277
3rd Quarter	11,370	29,991	6,763	18,191
4th Quarter	11,275	29,740	7,403	19,911
Total, 1950	41,770	110,177	27,289	73,400
1951				
1st Quarter	8,799	— ⁽²⁾	6,373	— ⁽²⁾

(1) Revised series (see p. 109.)

(2) Not available.

SECTION 5
BUILDING MATERIALS

TABLE 35.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING
LUMBER, CANADA, 1945 — MARCH, 1951.
(1939 = 100)

Period	Production			Domestic Disappearance
	Lumber	Other Construction Materials	Total	
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				
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 ⁽¹⁾				
January.....	83.1	228.6	119.2	214.1
February.....	115.3	217.1	140.4	208.2
March.....	140.5	240.5	165.1	244.9
April.....	101.5	229.4	133.2	241.8
May.....	155.3	264.1	182.1	308.3
June.....	216.2	291.7	234.6	339.2
July.....	212.8	276.3	228.2	324.4
August.....	227.7	297.6	244.7	330.9
September.....	180.0	301.1	209.8	345.8
October.....	157.4	347.0	204.4	377.8
November.....	122.0	322.7	171.7	347.1
December.....	115.5	257.0	150.5	258.4
Annual Average.....	152.3	272.8	182.0	295.0
1951 ⁽¹⁾				
January.....	132.2	283.9	169.8	286.3
February.....	146.6	266.1	176.1	271.0
March.....	153.9	290.3	187.6	315.4

(1) Preliminary.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1951.
(In Units Specified)

Period	Lumber and Lumber Products			Clay Products			
	Sawn Lumber ⁽¹⁾	Hardwood Flooring	Wood Fibre Building Board	Building Brick ⁽²⁾	Flue Linings	Vitrified Sewer Pipe	Structural Tile
	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
1945	4,514.2	— ⁽³⁾	164.7	190.9	— ⁽³⁾	— ⁽³⁾	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	66,007	220.7	316.7	1,197.6	5,066.7	157.3
1949							
1st Quarter	1,118.5	19,381	64.1	68.0	308.2	1,225.4	39.7
2nd Quarter	1,544.2	19,150	65.2	84.4	273.6	1,156.2	37.9
3rd Quarter	1,636.6	18,014	42.8	94.4	270.7	975.4	49.5
4th Quarter	989.9	22,955	55.6	91.2	360.5	1,006.0	45.4
Total, 1949	5,289.2	79,500	227.7	338.0	1,213.0	4,363.0	172.5
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
3rd Quarter	2,050.6	20,400	58.9	106.6	361.6	1,313.2	52.7
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	125.8	481.4	12.7
4th Quarter	1,305.1	28,800	70.1	99.5	347.8	1,400.4	44.1
Total, 1950	6,038.9	87,800	227.3	365.7	1,309.8	4,900.9	184.0
1951							
January	436.9	6,450	23.4	29.8	122.7	315.8	13.8
February	484.5	7,144	22.1	24.2	117.9	434.2	12.2
March	507.8	8,056	25.6	28.4	152.5	340.3	14.4
1st Quarter	1,429.2	21,650	71.1	82.4	393.1	1,090.3	40.4

(1) Data for 1950 and 1951 are estimated.

(2) Data on production of building brick for the period 1949, 1950 and 1951 are estimated (see p. 110).

(3) Not available.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1951 — *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	Wire Nails and Spikes	Batts	Granul- ated and Loose
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	20.8	45.9	139.3	150.2	70.0	34.4	5.4
1946	25.1	65.2	96.3	115.5	58.9	54.8	10.1
1947	32.5	77.7	90.4	161.2	77.4	82.3	9.8
1948	45.7	93.4	102.6	172.9	86.8	93.4	10.1
1949							
1st Quarter	13.0	25.8	40.0	45.8	20.9	29.3	2.9
2nd Quarter	9.0	22.9	44.0	41.5	23.7	24.6	3.2
3rd Quarter	10.7	19.1	39.2	44.0	19.9	39.6	4.3
4th Quarter	14.9	23.7	41.0	48.9	24.0	44.3	4.4
Total, 1949	47.6	91.5	164.2	180.2	88.5	137.8	14.8
1950							
January	3.7	8.1	10.3	12.9	7.1	10.2	1.1
February	3.6	9.2	10.6	10.7	6.5	7.8	1.0
March	3.3	4.9	12.3	12.9	7.5	9.6	1.1
1st Quarter	10.6	22.2	33.2	36.5	21.1	27.6	3.2
April	3.3	4.9	8.7	12.5	6.8	8.0	.8
May	4.0	5.7	8.9	14.0	7.7	12.3	.9
June	4.3	5.9	11.5	12.3	7.8	13.6	1.1
2nd Quarter	11.6	16.5	29.1	38.8	22.3	33.9	2.8
July	2.7	4.9	13.8	18.2	5.1	15.9	1.0
August	5.0	5.2	12.9	7.4	7.3	14.5	1.4
September	5.0	5.2	15.9	13.9	7.4	16.2	1.4
3rd Quarter	12.7	15.3	42.6	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
1951							
January	5.1	13.5	14.3	20.6	7.8	14.3	1.0
February	4.7	11.7	15.0	16.7	6.6	10.8	1.0
March	5.4	13.4	14.5	17.9	7.6	11.7	.7
1st Quarter	15.2	38.6	43.8	55.2	22.0	36.8	2.7

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1951 — *Continued.*
(In Units Specified)

Period	Cement and Cement Products			Electrical Wire and Wiring Devices ⁽¹⁾			
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	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
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	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	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
1951							
January	1.3	4.6	10.9	213.7	205.1	317.5	11.3
February	1.2	4.1	9.4	182.2	182.4	290.0	11.4
March	1.4	5.1	16.5	182.7	159.1	382.4	11.1
1st Quarter	3.9	13.8	36.8	578.6	546.6	989.9	33.8

(1) Data for 1945 are not available. Cement pipe and tile includes drain pipe, sewer pipe, water pipe and culvert tile.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1951 — *Continued*.
(In Units Specified)

Period	Gypsum Products			Builders' ⁽¹⁾ Hardware	Sanitary Ware		
	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾		Bath Tubs	Sinks ⁽²⁾	Wash Basins ⁽²⁾
	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons	\$000	Thousands of Units	Thousands of Units	Thousands of Units
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	102.1	139.6	109.7
1949							
1st Quarter	54.5	43.8	33.2	2,586.5	33.2	45.2	29.3
2nd Quarter	59.7	43.2	41.4	2,464.1	33.8	60.0	33.0
3rd Quarter	53.0	40.2	43.5	2,220.0	30.9	33.2	36.6
4th Quarter	63.4	46.8	42.7	2,329.4	34.6	53.6	41.9
Total, 1949	230.6	174.0	160.8	9,600.0	132.5	192.0	140.8
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	211.1
1951							
January	20.1	20.8	14.7	1,263.7	14.0	15.6	16.7
February	18.8	21.6	12.8	1,248.2	11.2	9.0	17.7
March	20.6	20.4	15.4	1,385.0	12.1	11.3	20.0
1st Quarter	59.5	62.8	42.9	3,896.9	37.3	35.9	54.4

(1) Data for 1949, 1950 and 1951 are estimated (see p. 111).

(2) Data for 1945 are not available.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1951 — *Concluded*.
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	Asphalt ⁽¹⁾ 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
1945	35.2	13.6	6,657.6 ⁽²⁾	128.8	57.2	1,433.0	29.5
1946	46.6	14.3	7,465.7 ⁽²⁾	138.4	76.6	1,982.6	38.8
1947	54.3	18.1	8,224.5 ⁽²⁾	157.7	121.0	2,085.6	46.7
1948	64.3 ⁽²⁾	18.2	8,040.4 ⁽²⁾	180.6	146.7	2,040.3 ⁽²⁾	45.3 ⁽²⁾
1949							
1st Quarter	19.2 ⁽²⁾	4.1 ⁽²⁾	1,951.6 ⁽²⁾	40.2	35.0 ⁽²⁾	351.0 ⁽²⁾	7.4
2nd Quarter	17.4 ⁽²⁾	3.0 ⁽²⁾	1,424.6 ⁽²⁾	51.8	51.7 ⁽²⁾	684.7 ⁽²⁾	8.7
3rd Quarter	17.9 ⁽²⁾	3.1 ⁽²⁾	1,082.1 ⁽²⁾	46.0	42.4 ⁽²⁾	918.4 ⁽²⁾	11.9
4th Quarter	26.2 ⁽²⁾	5.3 ⁽²⁾	1,701.3 ⁽²⁾	51.5	56.1 ⁽²⁾	571.8 ⁽²⁾	11.9
Total, 1949	80.7 ⁽²⁾	15.5 ⁽²⁾	6,159.6 ⁽²⁾	189.1	185.2 ⁽²⁾	2,525.9 ⁽²⁾	39.9
1950							
January	5.5	1.7	573.7	16.9	14.5	107.7	3.0
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
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
1951							
January	7.2	2.2	770.3	13.2	20.3	150.2	3.9
February	8.1	2.1	594.9	9.0	28.7	191.6	3.8
March	8.1	2.3	472.7	14.2	25.3	204.9	5.2
1st Quarter	23.4	6.6	1,837.9	36.4	74.3	546.7	12.9

(1) Includes sidings.

(2) Revised.

TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — MARCH, 1951.
(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												
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
June	1.6	.7	29.1	24.1	91.9	20.5	3.0	5.6	17.4	6.5	9.2	.7
September	1.6	.2	30.5	25.7	78.0	13.2	4.6	1.5	15.6	5.3	8.0	4.4
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	28.3 ⁽¹⁾	22.2 ⁽¹⁾	104.7	20.6	5.2	4.6	14.0	22.4	6.6	9.4
1951												
January	.9	1.1	28.3	23.7	106.1	37.2	4.9	2.5	15.7	13.9	7.0	5.5
February	.9	1.4	23.5	23.6	102.8	48.2	4.2	2.9	14.7	14.4	6.9	5.8
March	1.4	1.5	27.9	23.2	166.2	34.5	4.7	3.0	14.7	14.0	7.7	6.0

(1) Revised.

TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — MARCH, 1951. — *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												
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
June	9.9	2.2	16.7	6.9	19.6	1.3	15.6	.8	17.6	1.0	9.5	1.2
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
December	9.5	1.2	12.0	13.9	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
1951												
January	14.0	1.2	14.7	10.8	20.0	2.7	20.5	2.3	16.8	1.1	13.3	2.7
February	11.6	.9	12.6	8.2	18.3	3.2	20.9	2.9	15.0	1.0	10.5	3.0
March	11.3	1.5	11.3	9.0	21.8	2.0	21.0	2.3	17.8	1.1	11.3	3.4

TABLE 37.— SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — MARCH, 1951 — *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												
March	223.5	135.2	902.1	141.3	4.8	4.9	.8	.9	13.7	.3	10.9	14.8
June	217.5	258.4	540.1	414.7	5.4	4.3	.8	1.6	17.2	1.3	14.9	15.1
September	120.6	42.9	275.0	143.3	9.2	.7	1.8	1.0	19.1	2.0	14.9	11.1
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	18.3	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
1951												
January	226.5	57.6	360.0	36.4	11.3	1.7	1.9	1.2	14.8	1.1	18.4	16.7
February	202.0	37.8	281.7	45.7	9.9	2.2	1.8	1.5	8.8	1.5	24.7	17.4
March	193.6	27.0	392.2	35.9	10.9	2.5	2.0	1.6	14.2	1.5	22.1	18.8

TABLE 38.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1951.
(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. $\frac{1}{2}$ " B		Thousands of Tons	Tons	Tons	Tons
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
1951							
January	771	1.6	1.5	18.2	440	615	14,425
February	328	1.0	1.5	15.2	587	498	8,607
March	883	4.6	1.5	19.2	337	700	9,639
1st Quarter	1,982	7.2	4.5	52.6	1,364	1,813	32,671

TABLE 38.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1951 — *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
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
1951						
January	22	48.4	.9	201	98	60
February	39	35.9	.9	156	33	72
March	12	101.0	1.6	204	108	109
1st Quarter	73	185.3	3.4	561	239	241

TABLE 38.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1951 — *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
1945	334	35	280	— ⁽¹⁾	39.8	8,660
1946	1,542	133	7,595	— ⁽¹⁾	43.7	9,436
1947	2,506	319	43,824	— ⁽¹⁾	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
1951						
January	380	6	3,843	164	3.5	1,979
February	73	11	7,436	288	3.8	1,555
March	149	12	1,741	227	3.9	2,110
1st Quarter	602	29	13,020	679	11.2	5,644

(1) Not available.

TABLE 39.— EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1951.
(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. $\frac{1}{4}$ "B	Thousands of Squares	Thousands of Laths	Millions of Bricks	Thousands of Barrels of 350 lbs.
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
1951							
January	263.1	1,166	1.2	221	3,889	.1	.0
February	240.4	783	1.7	232	4,600	.1	.0
March	296.2	839	2.2	282	4,553	.2	.1
1st Quarter	799.7	2,788	5.1	735	13,042	.4	.1

TABLE 39.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1951 — *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
1945	506	— ⁽¹⁾	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
1951							
January	103	210	188	5.2	289,856	0	310
February	112	157	32	0	40,400	0	339
March	78	17	214	1.2	34,260	0	514
1st Quarter	293	384	434	6.4	364,516	0	1,163

(1) Not available.

TABLE 40.— PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED
DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS,
CANADA, 1945 — MARCH, 1951.
(Thousands of Tons).

Period	Pig Iron	Steel ⁽¹⁾ Ingot	Rolling Mill Products ⁽¹⁾			
			Production from		Exports	Domestic Disappearance
			Canadian Ingot	Imports		
1945	1,778	2,757	1,985	789	40	2,734
1946	1,406	2,251	1,606	721	36	2,291
1947	1,963	2,855	2,052	906	51	2,907
1948	2,126	3,087	2,212	939	239	2,912
1949						
1st Quarter	558	814	580	321	50	851
2nd Quarter	577	806	573	427	41	959
3rd Quarter	524	707	498	303	26	775
4th Quarter	495	768	544	106	45	605
Total, 1949	2,155	3,096	2,195	1,157	161	3,191
1950						
1st Quarter	523	827	580	188	25	743
2nd Quarter	580	827	576	279	13	842
3rd Quarter	595	801	547	284	11	820
4th Quarter	612	847	565	326	20	872
Total, 1950	2,130	3,301	2,268	1,077	68	3,277
1951						
1st Quarter	615	875	627	284	13	898

(1) Excludes castings and forgings (see p. 113).

TABLE 41.— SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,
CANADA, 1946 — MARCH, 1951.
(In Thousands of Tons)

Period	Building Construc- tion	Railway and Railway Car Shops	Con- tainers	Merchant Trade ⁽¹⁾ Products	Wholesalers and Warehouses	Automotive Industries	Miscella- neous ⁽¹⁾	Net Total Domestic Shipments	Producers ⁽¹⁾ 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	47.9	143.7	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	40.4 ⁽²⁾	20.2	30.9	28.0 ⁽²⁾	19.6 ⁽²⁾	51.9	221.8 ⁽²⁾	107.2	28.5	357.5 ⁽²⁾
4th Quarter	96.4	116.9 ⁽²⁾	69.5	95.2	90.0 ⁽²⁾	58.9 ⁽²⁾	155.5	682.4 ⁽²⁾	356.2	81.4	1,120.0 ⁽²⁾
Total, 1950	357.6	500.8 ⁽²⁾	262.0	358.0	314.3 ⁽²⁾	200.1 ⁽²⁾	621.5	2,614.3 ⁽²⁾	1,400.3	218.8	4,233.4 ⁽²⁾
1951											
January	35.8	55.5	26.6	38.5	29.3	19.5	62.8	268.0	136.0	6.6	410.6
February	30.1	53.5	24.1	28.1	28.4	21.0	55.1	240.3	122.1	4.2	366.6
March	34.8	55.8	23.6	35.7	30.1	21.6	63.4	265.0	150.1	2.0	417.1
1st Quarter	100.7	164.8	74.3	102.3	87.8	62.1	181.3	773.3	408.2	12.8	1,194.3

(1) For details (see p. 113).

(2) Revised.

TABLE 42.— VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
 AT RAILWAY STATIONS IN CANADA,
 1945 — MARCH, 1951.
 (In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material ⁽²⁾	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
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	540	138	127	372	15	2,082
2nd Quarter	1,076	1,576	167	145	584	23	3,571
3rd Quarter	1,140	2,148	160	152	580	26	4,206
4th Quarter	1,005	1,236	163	140	476	19	3,039
Total, 1949	4,111	5,500	628	564	2,012	83	12,898
1950							
January	221	181	46	34	84	2	568
February	262	168	46	36	103	4	619
March	355	196	57	40	148	5	801
1st Quarter	838	545	149	110	335	11	1,988
April	289	328	52	41	175	5	890
May	331	674	59	56	236	8	1,364
June	393	786	58	56	187	8	1,488
2nd Quarter	1,013	1,788	169	153	598	21	3,742
July	447	810	59	57	178	10	1,561
August	341	590	48	40	119	7	1,145
September	433	744	60	63	160	10	1,470
3rd Quarter	1,221	2,144	167	160	457	27	4,176
October	480	684	67	62	171	8	1,472
November	432	604	62	56	141	7	1,302
December	351	301	53	51	101	5	862
4th Quarter	1,263	1,589	182	169	413	20	3,636
Total, 1950	4,335	6,066	667	592	1,803	79	13,542
January	309	248	55	53	100	5	770
February	326	210	51	42	113	4	746
March	411	287	61	63	162	6	989
1st Quarter	1,046	745	167	158	375	15	2,505

(1) For source and explanatory note see p. 113.

(2) Includes plywood.

TABLE 43.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING
MATERIAL INDUSTRIES, CANADA, ⁽¹⁾ 1946 — MARCH, 1951.

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			
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	123,742	5,742	46.40
October	123,916	5,952	48.03
November	121,431	5,891	48.51
December	117,978 ⁽²⁾	5,722 ⁽²⁾	48.50
Annual Average	114,379 ⁽²⁾	5,253 ⁽²⁾	45.84
1951—January	110,426	5,003	45.31
February	111,610	5,455	48.89
March	112,145	5,527	49.28

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

(2) Revised.

TABLE 44.— NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES.
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — APRIL, 1951.

Period	Number of Establishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948 ⁽²⁾	68	6,842	1,678	933	4,231
1949					
1st Quarter	20	1,452	770	111	571
2nd Quarter	20	858	655	60	143
3rd Quarter	10	589	419	75	95
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	— ⁽³⁾	262 ⁽³⁾	125
February	3	105	25	40	40
March	2	80	—	30	50
1st Quarter	9	572	25	332	215
April	6	341	158	60	123

(1) See p. 114.

(2) Covers period March — December only.

(3) Revised.

SECTION 6
BUILDING LABOUR

TABLE 45.— EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY,
CONSTRUCTION, NON-AGRICULTURAL AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945 — MARCH, 1951.
(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	352	329	4,005	5,053	22	137	147	347	4,142	5,200
Annual Average	326	323	3,891	4,981	25	131	137	347	4,022	5,118
1950—March 4	260	263	3,856	4,796	74	301	312	337	4,157	5,108
June 3 ⁽²⁾	353	343	4,076	5,120	33	144	146	376	4,221	5,266
August 19	380	380	4,070	5,221	16	101	103	396	4,171	5,324
November 4	363	366	4,115	5,084	22	112	117	388	4,227	5,201
Annual Average	339	338	4,029	5,055	36	165	169	374	4,194	5,225
1951 March 3	298	302	4,151	5,000	45	167	172	347	4,318	5,172

(1) Not available prior to August, 1947.

(2) Includes an estimate for Manitoba (see p. 114).

TABLE 46.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION
OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK,
CANADA, MARCH, 1949 — MARCH, 1951.

Week Ending	Percentage of Workers, by Number of Hours worked per Week					Average Number of Hours Worked ⁽¹⁾	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	9,840
June 4	3.4	4.8	41.5	38.6	11.7	44	15,136
August 20	4.1	5.1	40.6	38.0	12.2	44	15,708
October 29	4.0	7.2	44.0	36.9	7.9	42	13,650
Annual Average	4.7	5.9	42.8	37.0	9.6	43	13,674
1950							
March 4	12.4	11.9	45.9	25.4	4.4	36	9,324
June 3	3.7	5.5	48.5	34.8	7.5	42	14,154
August 19	4.0	5.9	45.2	35.1	9.8	43	16,168
November 4	3.3	7.2	47.8	33.9	7.2	44	15,928
Annual Average	5.8	7.6	46.8	32.3	7.2	41	13,694
1951							
March 3	10.8	7.8	46.2	30.1	5.1	38	11,248

(1) For qualitative note (see p. 114).

TABLE 47.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, ⁽¹⁾ 1945 — MARCH, 1951.

Period	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945					
Annual Average	44,932	1,533	34.03	149.1 ⁽²⁾	147.5 ⁽²⁾
1946					
Annual Average	65,386	2,230	33.97	213.3 ⁽²⁾	145.9 ⁽²⁾
1947					
Annual Average	88,124	3,322	37.41	279.1	158.3
1948					
Annual Average	100,726	4,192	41.41	311.8	165.0
1949					
Annual Average	115,453	5,133	44.37	340.9	165.5
1950—					
January	109,639	4,382	39.97	322.1	163.8
February	101,977	4,551	44.62	299.5	158.3
March	99,650	4,613	46.29	292.7	157.9
April	104,414	4,883	46.77	306.4	159.0
May	109,970	5,184	47.14	322.7	159.7
June	121,543	5,577	45.88	356.7	166.0
July	130,865	6,107	46.67	384.0	170.8
August	135,397	6,301	46.54	397.2	172.5
September	138,804	6,533	47.07	407.2	174.1
October	137,033	6,596	48.13	401.7	177.1
November	136,706	6,636	48.54	400.0	178.1
December	133,935	6,481	48.39	391.9	179.2
Annual Average	121,661	5,653	46.33	356.8	168.0
1951—					
January	120,165	5,080	42.73	347.8	175.3
February	115,891	5,667	49.22	338.0	172.4
March	114,303	6,850	49.61	334.1	172.1

(1) As reported by employers with 15 or more employees. Revised series (see p. 115).

(2) Estimated.

TABLE 48.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, ⁽¹⁾
1945 — MARCH, 1951.

Period	Number of Hourly ⁽²⁾ Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945					
Annual Average	33,770	40.4	1,364	80.9	32.68
1946					
Annual Average	52,899	38.7	2,057	83.4	32.28
1947					
Annual Average	72,738	39.2	2,867	91.0	35.67
1948					
Annual Average	82,341	39.9	3,296	100.9	40.26
1949					
Annual Average	93,756	40.1	3,764	107.9	43.27
1950—					
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	4,554	114.1	45.87
October	112,221	40.6	4,561	115.8	47.01
November	111,865	40.4 ⁽³⁾	4,518	117.1	47.31
December	108,523	40.1 ⁽³⁾	4,360	117.5 ⁽³⁾	47.12 ⁽³⁾
Annual Average	98,507	39.6	3,907	113.3	44.85 ⁽³⁾
1951—					
January	95,484	33.7	3,237	118.7	40.00
February	92,131	39.2	3,613	121.2	47.51
March	90,218	39.3	3,544	122.1	47.99

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

(2) Refers to employees paid by the hour.

(3) Revised.

TABLE 49.— LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND
TOTAL LABOUR INCOME, CANADA, ⁽¹⁾
1945 — MARCH, 1951.

Period	Construction Labour Income ⁽²⁾ \$ Millions		Total Labour Income ⁽²⁾ \$ Millions	
	Current Dollars	Constant Dollars	Current Dollars	Constant Dollars
1945.....	228	228	5,016	5,016
1946.....	300	290	5,376	5,194
1947.....	408	360	6,384	5,630
1948.....	492	379	7,320	5,644
1949				
1st Quarter.....	110	83	1,879	1,409
2nd Quarter.....	134	100	1,927	1,441
3rd Quarter.....	163	120	2,010	1,478
4th Quarter.....	144	106	1,996	1,474
Total, 1949	551	409	7,812	5,802
1950				
January.....	38	28	637	473
February.....	39	29	643	475
March.....	40	29	650	474
1st Quarter.....	117	86	1,930	1,422
April.....	43	31	655	477
May.....	50	36	672	489
June.....	54	39	695	502
2nd Quarter.....	147	106	2,022	1,468
July.....	56	40	704	502
August.....	58	41	699	496
September.....	58	41	729	513
3rd Quarter.....	172	122	2,132	1,511
October.....	57	40	740	518
November.....	55	38	750	525
December.....	44	31	721	503
4th Quarter.....	156	109	2,211	1,546
Total, 1950	592	423	8,295	5,947
1951				
January.....	46	32	741	513
February.....	45	31	741	505
March.....	45	30	758	504
1st Quarter.....	136	93	2,240	1,522

(1) For coverage (see p. 115).

(2) Revised on the basis of a recompilation of basic data.

TABLE 50.— UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944 — MARCH, 1951.

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	1,731	64	28,695	29	6,654	20	585	31	1,802	53	3,930	286	43,397	161	23,995	447	67,392
February	58	2,007	161	29,296	43	6,055	32	586	38	2,119	51	4,047	383	44,110	188	24,736	571	68,846
March	105	1,911	176	29,718	82	5,737	47	527	62	2,436	89	3,925	561	44,254	462	28,272	1,023	72,526
April	221	1,091	473	22,448	313	3,499	48	327	100	2,280	165	2,859	1,320	32,504	1,317	21,854	2,637	54,358
May	298	559	772	11,645	499	1,387	91	158	99	1,631	190	1,577	1,949	16,957	1,767	10,876	3,716	27,833
June	369	325	698	6,700	355	903	188	94	187	952	145	930	1,942	9,904	1,618	6,762	3,560	16,666
July	311	182	748	3,919	199	772	200	38	241	594	187	558	1,878	6,063	1,855	4,549	3,733	10,612
August	298	165	626	3,530	117	723	219	36	193	436	188	488	1,641	5,378	1,970	4,047	3,611	9,425
September	252	131	827	3,350	182	993	216	39	209	397	196	448	1,882	5,358	3,946	3,404	5,828	8,762
October	383	145	629	3,967	61	1,762	167	62	202	408	163	549	1,605	6,893	2,136	4,353	3,741	11,246
November	320	417	422	7,446	46	3,128	54	140	159	597	99	1,317	1,100	13,045	758	7,890	1,858	20,935
December	148	799	157	14,547	16	4,644	22	288	124	833	49	2,263	516	23,374	233	13,441	749	36,815
Annual Average	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,936	1,368	12,848	2,623	33,785
1951																		
January	58	1,357	163	23,261	39	6,084	17	541	69	1,289	47	3,191	393	35,723	328	19,866	721	55,589
February	86	1,536	206	24,863	63	5,554	19	566	41	1,529	60	3,202	475	37,250	559	20,182	1,034	57,432
March	124	1,368	342	23,491	79	4,356	32	545	116	1,631	75	2,992	768	34,383	944	19,622	1,712	54,005

TABLE 51.— NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND
ESTABLISHING BENEFIT YEARS, CANADA,
1945 — MARCH, 1951.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
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	2,793	37,479	11,042	1,358	4,290	4,405	8,096	69,463
1950								
January	622	9,308	2,040	400	804	652	1,872	15,698
February	770	8,620	1,552	398	1,088	750	1,682	14,860
March	344	3,400	650	150	716	428	732	6,420
1st Quarter	1,736	21,328	4,242	948	2,608	1,830	4,286	36,978
April	180	2,052	446	106	592	440	346	4,162
May	116	1,516	296	74	420	378	382	3,182
June	52	646	216	28	186	220	204	1,552
2nd Quarter	348	4,214	958	208	1,198	1,038	932	8,896
July	46	506	112	14	94	162	160	1,106
August	22	586	316	4	118	178	166	1,390
September	38	770	408	10	116	158	198	1,698
3rd Quarter	106	1,862	836	28	328	498	524	4,194
October	44	918	662	34	132	180	308	2,278
November	124	2,308	1,446	76	192	256	688	5,090
December	262	4,408	1,564	158	294	176	1,184	8,046
4th Quarter	430	7,634	3,672	268	618	612	2,180	15,414
Total, 1950	2,620	35,038	9,708	1,452	4,752	3,980	7,922	65,472
1951								
January	706	9,151	2,315	387	765	442	1,960	15,726
February	700	7,349	1,262	413	755	469	1,268	12,216
March	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
1st Quarter	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)

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

(2) Not yet available.

TABLE 52.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,
BY NUMBER IN TRAINING, CANADA, 1947 — MARCH, 1951.⁽¹⁾

Trade and Type of Training	Mar. 31, 1947	Mar. 31, 1948	Mar. 31, 1949	Mar. 31, 1950	Mar. 31, 1951
Bricklaying					
Vocational.....	460	151	3	0	0
Apprenticeship.....	463	682	477	357	359
Sub-total.....	923	833	480	357	359
Carpentry					
Vocational.....	919	194	16	0	0
Apprenticeship.....	1,302	1,550	1,226	1,015	1,048
Sub-total.....	2,221	1,744	1,242	1,015	1,048
Painting and Decorating					
Vocational.....	157	13	0	0	0
Apprenticeship.....	323	261	197	157	186
Sub-total.....	480	274	197	157	186
Plastering					
Vocational.....	57	10	1	0	0
Apprenticeship.....	182	263	233	253	255
Sub-total.....	239	273	234	253	255
Plumbing and Steam Fitting					
Vocational.....	351	63	4	0	0
Apprenticeship.....	1,297	1,580	1,710	1,661	1,446
Sub-total.....	1,648	1,643	1,714	1,661	1,446
Electrical					
Vocational.....	740	168	36	0	0
Apprenticeship.....	1,212	1,328	1,269	1,324	1,435
Sub-total.....	1,952	1,496	1,305	1,324	1,435
Sheet Metal					
Vocational.....	122	20	0	0	0
Apprenticeship.....	558	616	576	569	624
Sub-total.....	680	636	576	569	624
All Trades					
Vocational.....	2,806	619	60	0	0
Apprenticeship.....	5,337	6,280	5,688	5,336	5,353
Total.....	8,143	6,899	5,748	5,336	5,353

(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,
1945 — MARCH, 1951.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	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
1951										
January	13	58	15	3	9	63	8	169	24	193
February	55	107	26	4	16	81	2	291	38	329
March	120	182	48	14	31	121	10	526	60	586
1st Quarter	188	347	89	21	56	265	20	986	122	1,108

TABLE 54.— EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,
1948 — MARCH, 1951.⁽¹⁾

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
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	0	52
December	4	19	9	2	2	9	6	0	51
4th Quarter	21	66	32	14	11	27	12	8	191
Total, 1950	75	276	101	48	63	103	44	46	756
1951									
January	3	17	7	1	2	5	5	2	42
February	1	16	7	2	2	5	1	2	36
March	0	14	11	2	9	4	6	3	49
1st Quarter	4	47	25	5	13	14	12	7	127

(1) Data are preliminary (see p. 116).

TABLE 55.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY AND IN ALL INDUSTRIES,
CANADA, 1945 — APRIL, 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
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.....	13	211	3,602	41,120	137	542	51,437	1,063,667
1950 ⁽¹⁾								
January.....	1	37	375	7,000	9	76	2,456	39,488
February.....	1	37	375	6,000	15	96	3,764	26,300
March.....	1	31	228	5,000	22	22	5,659	25,118
April.....	1	31	228	3,000	20	45	2,585	14,640
May.....	2	1	163	500	23	26	3,488	23,874
June.....	2	10	144	425	27	43	2,781	30,152
July.....	4	49	1,332	5,636	32	91	6,379	50,750
August.....	2	1	257	770	19	28	129,787	1,053,000
September.....	0	—	—	—	20	26	15,902	38,376
October.....	0	—	—	—	20	25	12,557	29,973
November.....	1	1	40	240	17	28	13,714	49,125
December.....	2	4	69	115	13	21	2,562	8,438
Total, 1950	15	193	3,114	28,476	161	345	192,153	1,389,039
1951 ⁽¹⁾								
January.....	3	12	88	192	17	32	6,253	16,763
February.....	3	22	180	920	18	49	4,508	18,878
March.....	1	1	24	155	27	42	4,754	15,135
April.....	0	—	—	—	19	27	2,647	9,673

(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, 1945 — APRIL, 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 Con- struction Materials ⁽¹⁾
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	142.0
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	150.4
1947	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.6
1948	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.2
1949	307.2	135.1	155.3	184.8	119.0	185.1	174.9	169.3	167.2	222.9	224.7
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	227.2
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	229.9
May	310.4	137.7	161.6	173.0	115.5	223.5	174.7	174.9	168.5	225.5	233.8
June	325.6	137.4	161.6	173.0	115.5	235.2	174.8	184.2	170.6	232.9	243.6
July	338.4	140.2	161.6	173.5	116.2	260.2	174.9	184.2	172.9	239.7	250.3
August	341.8	140.2	169.3	182.3	116.2	269.0	174.9	184.2	173.1	242.0	253.4
September	353.3	140.3	180.2	183.6	120.7	280.6	183.1	190.4	181.1	250.4	264.7
October	362.8	143.4	180.2	183.6	120.7	228.2	184.2	187.3	183.0	253.7	261.8
November	367.5	143.4	180.2	186.4	120.7	213.7	184.2	186.0	183.3	255.3	260.0
December	369.7	144.7	180.2	187.3	120.7	225.6	185.1	186.0	183.8	257.1	262.8
Annual Average	332.5	139.7	168.4	179.8	117.4	226.0	177.9	180.2	173.2	237.1	245.1
1951—January	380.1	145.1	180.2	199.2	125.3	240.2	186.9	193.0	186.6	263.5	274.2
February	389.2	145.4	181.4	200.1	125.3	250.3	188.4	193.0	195.6	268.7	281.8
March	400.9	149.3	181.4	198.8	127.4	251.3	198.9	193.0	195.6	276.2	285.8
April	408.5	148.3	187.0	204.5	127.4	247.0	202.4	194.9	199.1	280.7	288.1

(1) Revised series (see p. 116).

TABLE 57.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA,⁽¹⁾
1945 — APRIL, 1951.
(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)
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 ⁽²⁾	178.7	191.7	184.2	184.5	182.2	180.9	184.8	206.7	189.3	193.7	213.7
May ⁽²⁾	181.3	191.7	184.2	186.8	183.5	183.1	184.8	212.0	190.7	195.1	215.3
June ⁽²⁾	181.3	191.7	184.7	189.0	184.9	183.1	184.8	212.0	190.7	195.1	216.8
July ⁽²⁾	181.3	191.7	184.7	190.0	184.9	184.5	186.2	212.0	191.9	196.3	218.5
August ⁽²⁾	181.3	193.1	195.4	193.7	186.3	187.3	187.5	215.6	192.9	197.3	219.1
September ⁽²⁾	182.0	193.8	196.6	194.2	187.5	189.3	191.2	215.6	194.0	198.5	221.1
October ⁽²⁾	182.8	194.2	197.3	194.2	187.5	189.3	191.2	216.0	194.3	199.1	224.5
November ⁽²⁾	183.8	195.4	197.6	194.2	187.5	189.3	191.2	216.0	194.9	199.7	225.3
December ⁽²⁾	183.8	195.4	197.6	194.2	187.5	189.3	191.2	216.0	194.9	199.7	226.2
Annual Average	180.9	190.6	189.6	189.5	184.9	184.5	186.4	211.6	190.6	195.0	217.1
1951											
January ⁽³⁾	183.8	195.4	198.0	194.2	187.9	189.3	191.2	216.0	195.3	199.8	227.3
February ⁽³⁾	183.8	195.4	198.0	194.2	187.9	189.3	191.2	216.0	195.3	199.8	228.3
March ⁽³⁾	184.8	196.7	198.3	194.2	188.3	189.8	191.2	216.0	195.3	199.8	230.7
April ⁽³⁾	185.7	198.2	198.3	194.2	193.7	190.4	191.2	216.0	196.8	201.3	233.1

(1) For source and details of compilation (see p. 117).

(2) Revised.

(3) 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, WHOLESALE PRICE INDEX OF ALL COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1945 — APRIL, 1951.
(1939 = 100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	All Construction Materials and Wage Rates ⁽¹⁾	All Commodities ⁽²⁾	Cost of Living	Rent
1945	139.2	137.8	133.2	117.7	108.0
1946	148.0	148.2 ⁽²⁾	140.0	121.8	108.6
1947	168.3	174.3 ⁽²⁾	164.6	133.5	112.4
1948	195.2	202.4 ⁽²⁾	195.0	152.7	116.3
1949—January	207.0	208.7	203.4	157.2	117.2
February	207.2	208.7	201.6	157.1	117.2
March	206.8	209.5 ⁽²⁾	201.5	156.8	117.2
April	207.1	209.2	200.7	156.9	117.9
May	207.5	208.8 ⁽²⁾	199.5	157.0	117.9
June	207.4	208.4 ⁽²⁾	199.2	158.1	117.9
July	207.8	208.4 ⁽²⁾	198.6	159.7	118.9
August	206.9	206.9 ⁽²⁾	197.5	160.4	118.9
September	207.4	207.1 ⁽²⁾	197.1	159.9	119.4
October	207.9	208.2 ⁽²⁾	199.5	159.8	119.4
November	207.5	208.3	200.1	159.3	119.4
December	207.5	208.6 ⁽²⁾	199.6	159.0	120.4
Annual Average	207.3	208.4 ⁽²⁾	199.9	158.4	118.5
1950—January	208.2	209.5	200.6	158.6	120.4
February	208.2	211.1 ⁽²⁾	201.6	159.2	120.4
March	208.0	212.0 ⁽²⁾	203.1	161.3	127.8
April	210.3 ⁽³⁾	214.8 ⁽³⁾	204.1	161.6	127.8
May	212.8 ⁽³⁾	217.7 ⁽³⁾	206.4	161.6	127.8
June	217.1 ⁽³⁾	223.4 ⁽³⁾	210.9	163.0	127.8
July	221.6 ⁽³⁾	227.9 ⁽³⁾	213.7	165.0	130.0
August	223.4 ⁽³⁾	230.0 ⁽³⁾	217.4	166.0	130.0
September	228.8 ⁽³⁾	237.1 ⁽³⁾	224.4	167.3	130.5
October	230.8 ⁽³⁾	235.5 ⁽³⁾	221.8	168.2	130.5
November	232.0 ⁽³⁾	234.7 ⁽³⁾	224.2	168.2	131.4
December	233.0 ⁽³⁾	236.4 ⁽³⁾	227.0	168.6	131.4
Annual Average	219.5 ⁽³⁾	224.2 ⁽³⁾	212.9	164.1	128.0
1951—January	236.8 ⁽³⁾	243.1 ⁽³⁾	234.2	170.0	131.4
February	239.8	247.5	240.4	172.6	131.4
March	244.5	250.1	243.7	177.0	132.6
April	247.8	252.1	244.2	179.1	132.6

- (1) For weighting and method of compilation (see p. 118). Data for the period October, 1950 — April, 1951, are preliminary.
(2) Revised series (see p. 118.).
(3) Revised.

TABLE 59.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — APRIL, 1951.

Period of Completion	Number of Months under Construction ⁽¹⁾					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	20	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	7.0
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	7.6
May	8	27	39	15	11	8.5
June	17	24	35	15	9	7.9
July	32	17	21	18	12	7.1
August	34	26	14	14	12	6.6
September	26	40	13	14	7	6.4
October	20	50	11	8	11	6.4
November	21	49	13	4	13	6.6
December	17	42	23	3	15	7.8
Annual Average	17	37	26	10	10	7.2
1951						
January	13	38	39	1	9	7.1
February	4	36	44	3	13	8.0
March	3	39	39	8	11	8.1
April	7	34	44	10	5	7.6

(1) Not available for 1946 and 1947.

SECTION 8
BUILDING INDUSTRY

TABLE 60.— FINANCIAL STATISTICS, SIXTEEN CONSTRUCTION COMPANIES,
CANADA, 1945 — 1949.
\$000

ITEM	1945	1946	1947	1948	1949
I. PROFIT STATISTICS, SUMMARY STATEMENT.					
(1) Net operating profit before depreciation.....	1,348.5	1,697.0	2,292.6	4,105.1	6,130.8
(2) Investment and other non-operating income.....	121.9	119.6	69.3	101.7	832.0
(3) Less depreciation.....	391.5	516.4	705.1	784.9	1,268.0
(4) Less bond interest.....	63.6	47.6	58.2	51.0	45.0
(5) Less income and excess profits tax	377.2	601.7	809.6	1,200.3	1,964.5
(6) Net income to stockholders.....	638.1	650.9	789.0	2,170.9	3,685.2
(7) Less cash dividends.....	192.0	271.0	579.9	148.7	1,160.7
(8) Undistributed income.....	446.1	379.9	209.1	2,022.2	2,524.5
II. SOURCE AND USE OF FUNDS.					
(1) Net source of funds:					
(a) Undistributed income.....	446.1	379.9	209.1	2,022.2	2,524.5
(b) Depreciation.....	391.5	516.4	705.1	784.9	1,260.0
(c) Issue of common stock.....	125.0	—	—	—	74.9
(d) Increase in funded debt.....	—	525.0	—	2.1	—
Total.....	962.6	1,421.2	914.2	2,809.2	3,867.4
(2) Net use of funds:					
(a) Investment in plant, property, and equipment.....	689.5	1,486.3	1,001.9	966.3	439.3
(b) Investment in inventories ⁽¹⁾	777.5	499.3	850.5	911.9	-1,164.7
(c) Other investment.....	880.5	-244.8	-483.6	-788.4	-446.0
(d) Redemption of funded debt.....	303.0	—	225.0	—	315.8
(e) Redemption of preferred stock.....	100.0	—	—	—	—
(f) Increase in miscellaneous assets, net.....	—	-588.5	—	738.9	661.3
(g) Increase in working capital ⁽²⁾	-1,787.9	269.1	-679.6	980.5	4,061.7
Total.....	962.6	1,421.3	914.2	2,809.2	3,867.4
III. YEAR END BALANCE SHEET.					
(1) Assets:					
(a) Net working capital ⁽²⁾	920.4	1,172.0	304.3	1,284.8	5,346.5
(b) Inventories ⁽¹⁾	1,437.1	1,936.4	2,786.9	3,698.8	2,534.1
(c) Plant, property, and equipment, net.....	2,579.9	3,567.3	4,044.2	4,368.4	4,633.2
(d) Investments.....	5,472.3	5,237.8	4,773.6	3,985.7	3,539.7
Total.....	10,409.7	11,913.5	11,909.0	13,337.7	16,053.5
(2) Liabilities:					
(a) Funded debt.....	1,500.0	2,025.0	1,800.0	1,802.1	1,486.3
(b) Preferred stock outstanding.....	36.0	36.0	36.0	36.0	36.0
(c) Common stock outstanding.....	2,839.0	2,839.0	2,839.1	2,839.1	2,914.0
(d) Surplus.....	4,656.6	5,064.1	5,223.2	7,176.1	9,556.7
(e) Miscellaneous liabilities, net.....	1,378.1	1,949.4	2,010.7	1,484.4	2,060.5
Total.....	10,409.7	11,913.5	11,909.0	13,337.7	16,053.5

(1) Including work in progress.

(2) Excluding inventories.

TABLE 61.— BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — MARCH, 1951.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies ⁽¹⁾	Assets \$000	Liabilities \$000	Number of Bankruptcies ⁽¹⁾	Assets \$000	Liabilities \$000	Number of Bankruptcies ⁽¹⁾	Assets \$000	Liabilities \$000
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 ⁽²⁾									
1st Quarter	41	591	970	14	218	480	372	5,410	8,292
2nd Quarter	37	405	778	11	179	400	328	5,587	8,272
3rd Quarter	25	175	288	7	151	224	254	5,054	8,422
4th Quarter	45	430	843	8	180	224	338	5,095	7,669
Total, 1950	148	1,601	2,879	40	728	1,328	1,292	21,146	32,655
1951 ⁽³⁾									
1st Quarter	33	384	602	6	125	210	243	3,131	4,503

(1) See p. 118).

(2) Revised.

(3) Preliminary.

TABLE 62.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945 — APRIL, 1951.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
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
1951—January.....	249.0	169.7
February.....	264.2	184.2
March.....	256.0	180.9
April.....	265.4	185.4

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.—NET FAMILY FORMATION AND DWELLINGS COMPLETED, 1939-1950.

Chart based on data shown in Tables 1 and 6 and on data shown in *Residential Real Estate in Canada*, O.J. Firestone, 1951, pp. 267 and 288.

FIGURE 2.—PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA, QUARTERLY, 1947-MARCH, 1951.

Chart based on data shown in Table 36.

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-MARCH, 1951.

Chart based on data shown in Tables 56-58.

PART II

TABULAR MATERIAL

TABLE 1.—NET FAMILY FORMATION, CANADA, 1945-MARCH, 1951.

Net family formation is the total number of new families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces. The term family is used in the sense of the "natural" family, that is, a combination of two or more persons living together with a husband-wife relationship or parent-child relationship.

Data on marriages for the period 1945-March, 1951, deaths to married persons for the period 1945-1949 and data on divorces for the period 1945-1950 obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly data on deaths to married persons during 1949 and annual and quarterly data for 1950 and first quarter, 1951, estimated by the Economic Research Department, C.M.H.C., on the basis of total deaths during the corresponding periods. Quarterly data on divorces during 1949 and 1950 have been averaged from annual totals and will be revised when actual data become available. The figure for the first quarter 1951, is estimated on the basis of trend for the period 1945-1950.

TABLE 2.—NUMBER OF BIRTHS, DEATHS AND MARRIAGES AND TOTAL POPULATION, CANADA, 1945-MARCH, 1951.

Population data for the period 1945-1948 obtained from *Population of Canada by Province 1921-1950, estimated as of June 1, for Intercensal Years*, D.B.S. Data for births, deaths, marriages and population data for the period 1949-March, 1951, obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Data on births, deaths and marriages for the third and fourth quarters, 1950, estimated by the Economic Research Department, C.M.H.C. on the basis of data provided by the Division of Social Welfare, D.B.S.

TABLE 3.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945-MARCH, 1951.

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, 1945-MARCH, 1951.

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 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 for the period 1945 to December, 1949. Data were also available on the number of Canadian immigrants entering the United Kingdom during the period, 1945 to September, 1950, 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, 1945-MARCH, 1951.

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 DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1945-MAY, 1951.

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-May, 1951 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-May, 1951 are based on the results of a nationwide 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 May, 1951 does not equal the number shown as under construction at the end of 1950 plus starts less completions during the first 5 months of 1951. 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 PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS, CANADA, 1947-MAY, 1951.

The data on dwellings started in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

1947 Data compiled by the Program Section, Construction Division, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.

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

1950-May, 1951 Data obtained from monthly issues, *New Residential Construction*, D.B.S.

TABLE 8.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS, CANADA, 1947-MAY, 1951.

Sources are the same as for Table 7.

TABLE 9.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY TYPE OF UNIT, CANADA, 1947-MAY, 1951.

1947 Data 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-May, 1951 Sources are the same as for Table 7.

TABLE 10.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER, CANADA, 1945-MARCH, 1951.

Data for total construction obtained from Economics Division, Department of Trade and Commerce. Housing data estimated by the Economic Research Department, C.M.H.C. The quarterly distribution for housing for 1948-March, 1951 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.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945-MARCH, 1951.

Data for 1945-February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-March, 1951, 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 12.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945-MARCH, 1951.

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 misinterpretation 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 13.—NUMBER OF NEW PERMANENT DWELLINGS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947-MARCH, 1951.

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.

Data on "publicly-assisted housing starts" for 1950 as shown in this table differ from those shown in *Mortgage Lending in Canada, 1950*, C.M.H.C., Table 38, under the title "Dwellings Started and Completed by Principal Source of Financing and Province, Canada". The latter table includes starts of dwellings constructed for government employees but excludes dwellings started, on which double depreciation benefits have been extended. This table on the other hand, excludes starts on dwellings built for Government employees and includes dwellings built under the double depreciation assistance. An additional difference between data in the two tables is due to the fact that only permanent dwellings are covered in this table whereas starts on temporary dwellings are included in Table 38, *Mortgage Lending in Canada, 1950*.

TABLE 14.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945-APRIL, 1951.

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

TABLE 15.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, FIRST QUARTERS, 1950 AND 1951.

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

TABLE 16.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA, FIRST THREE MONTHS, 1950 AND 1951.

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

TABLE 17.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-MARCH, 1951.

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

TABLE 18.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941-MARCH, 1951.

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

Financial data for 1947-March, 1951 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-March, 1951 by the Statistics Department, C.M.H.C.

TABLE 19.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945-APRIL, 1951.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949-April, 1951 by the Statistics Department, C.M.H.C.

TABLE 20.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, MARCH, 1948-1951.

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

TABLE 21.—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-MARCH, 1951.

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 22.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949-MARCH, 1951.

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

TABLE 23.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-MARCH, 1951.

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-March, 1951 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-March, 1951.

TABLE 24.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929-MARCH, 1951.

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

TABLE 25.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-MARCH, 1951.

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

TABLE 26.—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-MARCH, 1951.

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

TABLE 27.—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-MARCH, 1951.

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 Third Quarter, 1951 issue of *Housing in Canada*.

TABLE 28.—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 GROSS PROJECTS APPROVED, CANADA, JULY, 1948-MARCH, 1951.

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

TABLE 29.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947-APRIL, 1951.

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 30.—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-APRIL, 1951.

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 31.—OPERATIONS UNDER THE QUEBEC HOUSING ACT, NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED AND PROVINCIAL COMMITMENTS, JANUARY, 1948-MARCH, 1951.

Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 32.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947-MARCH, 1951.

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 33.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947-MARCH, 1951.

Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 32.

TABLE 34.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1945-MARCH, 1951.

Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-March, 1951 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, 1945-March, 1951 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 in the Province of Ontario reflect mortgage activity as recorded in the 65 registry and the 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1950, recorded in 10 land titles offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending In Canada, 1950*, p. 100.

TABLE 35.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS AND TOTAL, AND INDEX OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING LUMBER, CANADA, 1945-MARCH, 1951.

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 1945, and on 41 materials for the period 1946-March, 1951. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 36.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945-MARCH, 1951.

Sources of data for building materials listed in Table 36 are as follows:

Sawn Lumber:

1945—1948 Annual issues *The Lumber Industry in Canada*, D.B.S.

1949—March, 1951 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

Hardwood Flooring:

1946—March, 1951 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:

1945—1948 By courtesy the Forest Products Statistics Section, D.B.S.

1949—March, 1951 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

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

1945—March, 1951 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—March, 1951 shown in *Canadian Statistical Review*, D.B.S. represent production of these firms only.

Flue Linings:

1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Vitrified Sewer Pipe:

1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Tile:

1945—March, 1951 Monthly issues of *Report on Clay Products Made from Canadian Clays*, D.B.S.

Cast-Iron Soil Pipe and Fittings:

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

1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Pressure Pipe and Fittings:

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

1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Steel Pipe and Fittings:

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

1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945—March, 1951 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:

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—March, 1951 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Mineral Wool Batts:

1947 Annual issues *The Stone Industry in Canada*, D.B.S.

1948—March, 1951 Monthly issues *Mineral Wool*, D.B.S.

Granulated and Loose Mineral Wool:

1947 Annual issues *The Stone Industry in Canada*, D.B.S.

1948—March, 1951 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945—1948 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1949—March, 1951 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

1945—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1948—March, 1951 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—March, 1951 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Single Pole Switches:

1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Duplex Receptacles:

1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Outlet Boxes:

1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Non-Metallic Sheathed Cable:

1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Gypsum Wallboard:

1945—1948 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1948—March, 1951 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—March, 1951 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

1945—1948 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1949—March, 1951 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:

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—March, 1951 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:

1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Domestic Heating Boilers:

1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Radiators:

1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

1945—1947 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

1948—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

1945—1948 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—March, 1951 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:

1945—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—March, 1951 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Tar and Asphalt Felts:

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

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

1948—March, 1951 Monthly issues *Asphalt Roofing Industry*, D.B.S.

TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA 1949-MARCH, 1951.

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

TABLE 38.—IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945-MARCH, 1951.

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 1945-1947 include insulating board. The data for the period 1948-March, 1951 exclude insulating board as the Emergency Exchange Conservation Act prohibits the importation of this type of building board.

TABLE 39.—EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945-MARCH, 1951.

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 40.—PRODUCTION OF PIG IRON AND STEEL INGOTS AND ESTIMATED DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS, CANADA, 1945-MARCH, 1951.

Data on production of domestic pig iron and steel ingots and on exports of rolling mill products are obtained from annual issues of *The Primary Iron and Steel Industry in Canada*, D.B.S., and monthly issues of *Primary Iron and Steel*, D.B.S. Data on production of rolling mill products made from Canadian ingot are estimated by applying a conversion factor of .725 to steel ingot processed in Canada. The conversion factor of .725 allows for the estimated weight loss involved in turning iron and steel shapes out of the ingot form. Data on imported rolling mill products are derived by reducing the total of imported steel, including ingots, by the estimated production loss sustained in processing its ingot content.

Domestic disappearance of rolling mill products is the sum of domestic production and imports less exports.

The volume of rolling mill products being made available to Canadian consuming industries as indicated in "domestic disappearance" exceeds that of "net total domestic shipments" of primary iron and steel shapes from Canadian rolling mills as shown in Table 41. This difference is accounted for by the fact that a portion of imports of primary iron and steel shapes is shipped direct to consuming industries without being processed in Canadian mills. Another factor is that data on production of rolling mill products from Canadian ingot as shown in this table do not show actual production but represent output of iron and steel shapes that would be forthcoming from current ingot production.

TABLE 41.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES, CANADA, 1946-MARCH, 1951.

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. See also explanatory note to Table 40.

TABLE 42.—VOLUME OF SELECTED BUILDING MATERIALS UNLOADED AT RAILWAY STATIONS IN CANADA, 1945-MARCH, 1951.

1945—1948 Data obtained from annual issues of *Summary of Monthly Railway Traffic Reports*, D.B.S.

1949—March, 1951 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 43.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946-MARCH, 1951.

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, gypsum products, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 44.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES, NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES, BY REASON FOR LAYOFF, CANADA, MARCH, 1948-APRIL, 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 45.—EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL, AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945-MARCH, 1951.

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 45 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 45 includes engineering as well as building construction, whereas Table 47 covers the building industry only.

The *industry* classification used in Table 45 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, 1950, 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 46.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949-MARCH, 1951.

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 of male workers employed in the construction industry.

TABLE 47.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1945-MARCH, 1951.

Data represent a new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees and published in *Employment, Payrolls and Average Weekly Earnings 1947-1950*, D.B.S. and monthly issues of *Employment and Payrolls* D.B.S. For differences between these series and those published in previous issues of *Housing in Canada* see *Employment, Payrolls and Average Weekly Earnings 1947-1950*, D.B.S. pp. 3-7.

TABLE 48.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945-MARCH, 1951.

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 47.

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 49.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND TOTAL LABOUR INCOME, CANADA, 1945-MARCH, 1951.

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 49 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 50.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944-MARCH, 1951.

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 51.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945-MARCH, 1951.

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 45 and 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, 1947-MARCH, 1951.

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

TABLE 53.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945-MARCH, 1951.

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-MARCH, 1951.

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, 1945-APRIL, 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, 1945-APRIL, 1951.

Revised composite index of wholesale prices of all construction materials obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. These indexes replace the series formerly published in previous issues of *Housing in Canada* on wholesale prices of construction materials in general. For differ-

ences between this index and that published in previous issues of *Housing in Canada* see *Wholesale Price Indexes 1913-1950*, D.B.S. p. 4.

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*, April, 1951, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. The composite index in this 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-April, 1951. At April, 1951, the index for residential materials stood at 281 on the 1939 base, or 17 points lower than the index for construction materials which was at 288 in April, 1951.

The purpose of these group indexes is to reflect the *average* movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March, 1949, which sets out in detail the building materials comprising each group. Secondly, though the indexes are designed, by applying appropriate weighting technique, to express *national averages* of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 57.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, 1945-APRIL, 1951.

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 1945-1949 and for the months of March and September, 1950. Monthly interpolations on these indexes for the year 1950 and the first quarter of 1951 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 1945-1949 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The index for 1946 relates to 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 1945-1949, and by courtesy of the Industrial Relations Branch for 1950-1951.

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 1945-1949 and as supplied courtesy of the Economics and Research Branch for March and September, 1950 and March, 1951. Monthly interpolations on this index for the year 1950 and first quarter 1951 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, 1945-APRIL, 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 *Wholesale Price Indexes 1913-1950*, D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S., 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.

Revised index of wholesale prices of all commodities obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. For differences between this index and that published in previous issues of *Housing in Canada* see *Wholesale Price Indexes 1913-1950* D.B.S. p. 4.

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 DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946-APRIL, 1951.

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-April, 1951 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 60.—FINANCIAL STATISTICS, SIXTEEN CONSTRUCTION COMPANIES, CANADA, 1945-1949.

Data compiled by Economic Research Department, C.M.H.C., from income statements and balance sheets obtained by courtesy of the Companies Division, Department of the Secretary of State. As these companies represent only a small segment of the construction industry in Canada, only tentative conclusions can be drawn from the data.

TABLE 61.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1945-MARCH, 1951.

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 61 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 61.

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 62.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945-APRIL, 1951.

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-April, 1951.
- (3) Data converted from a 1935-1939 to a 1939 base.

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