

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

HOUSING IN CANADA

A FACTUAL SUMMARY

THIRD QUARTER, 1951

OTTAWA, CANADA

CONTENTS

	PAGE
Foreword.....	3
List of Tables and Charts.....	5
Part I.—Factual Summary.....	9
Part II.—Tabular Material.....	25
1. Population Trends.....	27
2. House-Building Activity.....	32
3. Publicly-Assisted House Building.....	40
4. Real Estate Lending.....	58
5. Building Materials.....	62
6. Building Labour.....	81
7. Building Costs.....	92
8. Building Industry.....	96
Part III.—Sources and Explanatory Notes.....	99
Index.....	119

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 third 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 the second quarter 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 Bankruptcy, the Foreign Exchange Control Board, the Dominion Bureau of Statistics and the Department of Defence Production. 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, September, 1951.

LIST OF TABLES

TABLE	PAGE
1. Net Family Formation, Canada, 1945 — June, 1951.....	27
2. Number of Births, Deaths, and Marriages, and Total Population, Canada, 1945 — June, 1951.....	28
3. Number of Immigrants to Canada, by Sex, Marital Status and Age Group, 1945 — June, 1951.....	29
4. Number of Emigrants from Canada, by Sex, Marital Status and Age Group, 1945 — June, 1951.....	30
5. Number of Immigrants to and Emigrants from Canada, by Country, 1945 — June, 1951.....	31
6. Number of New Dwellings Started, Completed, and Under Construction, Canada, 1945 — August, 1951.....	32
7. Number of New Permanent Dwellings Started by Urban and Rural Areas, Canada, 1947 — August, 1951.....	33
8. Number of New Permanent Dwellings Completed by Urban and Rural Areas, Canada, 1947 — August, 1951.....	34
9. Number of New Permanent Dwellings Completed, by Type of Unit, Canada, 1947 — August, 1951.....	35
10. Gross and Net Residential Capital Formation, Canada, 1945 — June, 1951.....	36
11. Expenditures of New Construction, Major Improvements, Repair and Maintenance, Residential and Other, Canada, 1945 — June, 1951.....	37
12. New Residential Construction, Building Permits Issued in 204 Municipalities, Canada, 1945 — June, 1951.....	38
13. New Residential Construction, Construction Contracts Awarded, Canada, 1945 — July, 1951.....	39
14. Number of New Permanent Dwellings Started, Publicly-Initiated Housing and Privately-Initiated Housing With and Without Federal Government Financial Assistance, Canada, 1947 — June, 1951.....	40
15. Lending Operations Under the National Housing Act, 1944, Number and Amount of Gross Loans Approved and Number of Dwellings Financed, Canada, February, 1945 — August, 1951.....	41
16. Lending Operations Under The National Housing Act, 1944, Gross Loans Approved by Type of Loan, Canada, First Half, 1950 and 1951.....	42
17. 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 Half, 1950 and 1951.....	43
18. Operations Under the National Housing Act, 1944, Home Extension Loan Guarantees Approved, Canada, April, 1946 — June, 1951.....	44
19. Veterans' Rental Housing Projects by Central Mortgage and Housing Corporation, Number of New Dwellings Started, Completed, and Under Construction, and Actual Expenditure, Canada, 1941 — June, 1951.....	45
20. Veterans' Rental Housing Projects by Central Mortgage and Housing Corporation, Construction Under Contract, By Units, Canada, 1945 — July, 1951.....	46
21. Veterans' Rental Housing Projects by Central Mortgage and Housing Corporation, Dwellings Under Contract, by Twenty-Three Stages of Construction, Canada, June, 1948 — 1951.....	47
22. 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 — June, 1951.....	48
23. 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 — June, 1951.....	49
24. Housing Operations by Defence Construction Limited, Canada, November, 1950 — June, 1951.....	50
25. 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 — June, 1951.....	51
26. Lending Operations Under the Canadian Farm Loan Act, 1927, Canada, 1929 — June, 1951.....	52
27. Lending Operations Under the Farm Improvement Loans Act, 1944, Canada, March, 1945 — June, 1951.....	53

TABLE	PAGE
28. 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 — June, 1951.....	54
29. Operations Under The National Housing Act, 1944, Rental Insurance Plan, Net Number of Projects, Dwellings, and Total Estimated Cost, Approved with Loans Under the National Housing Act and with Conventional Loans, Canada, July, 1948 — July, 1951.....	55
30. 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 — July, 1951.....	56
31. Operations Under The Quebec Housing Act, Number and Amount of Loans Approved, Number of Dwellings Involved, and Provincial Commitments, January, 1948 — June, 1951.....	57
32. Gross Mortgage Loans on Real Estate Approved by Lending Institutions, by Type of Loan, Canada, 1947 — June, 1951.....	58
33. Gross Mortgage Loans Approved on New Non-Farm Housing Construction, by Type of Lending Institution, and by Type of Housing Unit, Canada, 1947 — June, 1951.....	59
34. Number of Mortgages Registered and Discharged, Greater Toronto Area and Province of Ontario, 1945 — June, 1951.....	61
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 — June, 1951.....	62
36. Production of Selected Building Materials, Canada, 1945 — June, 1951.....	63
37. Sales and Stocks of Selected Building Materials, Canada, 1949 — June, 1951.....	68
38. Imports of Selected Building Materials, Canada, 1945 — June, 1951.....	71
39. Exports of Selected Building Materials, Canada, 1945 — June, 1951.....	74
40. Production of Pig Iron and Steel Ingot and Estimated Domestic Disappearance of Rolling Mill Products, Canada, 1945 — June, 1951.....	76
41. Shipments of Primary Iron and Steel Shapes to Consuming Industries, Canada, 1946 — June, 1951.....	77
42. Volume of Selected Building Materials Unloaded at Railway Stations in Canada, 1945 — June, 1951.....	78
43. Employment and Weekly Payrolls in the Building Material Industries, Canada, 1946 — June, 1951.....	79
44. Non-Seasonal Layoffs in Building Material Producing Industries, Number of Establishments and Number of Employees by Reason for Layoff, Canada, March, 1948 — July, 1951.....	80
45. Employment by Occupation and Industry, Unemployment and Labour Force, by Industry, Construction, Non-Agricultural and Total, Canada, Quarterly, November, 1945 — June, 1951.....	81
46. Employment in the Construction Industry, Percentage Distribution of Construction Workers, by Number of Hours Worked Per Week, Canada, March, 1949 — June, 1951.....	82
47. Employment and Weekly Payrolls in the Building Industry and Indexes of Employment in the Building and Non-Agricultural Industries, Canada, 1945 — June, 1951.....	83
48. Number of Hourly Wage-Earners, Average and Total Number of Hours Worked Per Week, Average Hourly and Weekly Earnings, Building Industry, Canada, 1945 — June, 1951.....	84
49. Labour Income in the Construction Industry and Total Labour Income, Canada, 1945 — June, 1951.....	85
50. Unfilled Vacancies and Unplaced Applicants in Construction Trades, Canada, December, 1944 — June, 1951.....	86
51. Number of Male Workers in Construction Trades Applying for Unemployment Insurance Benefits and Establishing Benefit Years, Canada, 1945 — June, 1951.....	87
52. Vocational and Apprenticeship Training in Construction Trades, by Number in Training, Canada, 1947 — June, 1951.....	88
53. Immigration of Construction Workers, by Trade, Canada, 1945 — June, 1951.....	89
54. Emigration of Skilled Construction Workers, by Trade, Canada, 1948 — June, 1951.....	90
55. Strikes and Lockouts in the Building Industry, The Building Material Industry, and in All Industries, Canada, 1945 — July, 1951.....	91
56. Indexes of Wholesale Prices of Residential Building Materials, and Composite Index of all Construction Materials, Canada, 1945 — July, 1951.....	92
57. Indexes of Average Hourly Wage Rates in Construction Trades and in All Industries, Canada, 1945 — July, 1951.....	93

TABLE	PAGE
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 — July, 1951.....	94
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 — July, 1951.....	95
60. Bankruptcies in the Construction Industry, Building Material Industries, and in All Industries, Canada, 1945 — June, 1951.....	96
61. Indexes of Stock Prices of Common Shares of Sixteen Building Material Companies and Eighty-two Industrial Companies, Canada, 1945 — July, 1951.....	97

LIST OF CHARTS

FIGURE	PAGE
1. Dwellings Started, Publicly Assisted and Total, Canada, Quarterly, 1948 — June, 1951	12
2. Production of Twelve Selected Building Materials, Canada, Quarterly, 1947 — June, 1951.....	17
3. Indexes of Residential Building Material Prices, Wage Rates of Construction Workers and Combined Index of Material Prices and Wage Rates, Canada, January, 1948 — July, 1951.....	22

PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS

(See Tables 1-5)

Net family formation, a measure of current additions to existing families was higher during the first six months of 1951 than in the comparable period of 1950, mainly as a result of increased immigration. New families formed in the first half of 1951, at 29,900, were 7,000 more than in the comparable period of 1950. New families added through immigration after allowing for emigration numbered 11,600 for the period, 7,200 more than in the first half of 1950.

Immigration and Emigration

Immigration of persons into Canada in the first six months of 1951, totalled 79,800, 8 per cent more than during the entire year of 1950. Emigration at 14,600 was about 300 more for the period than in the first half of 1950, leaving a net migration of 65,200 during the first half, 1951.

SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 6-13)

For the first time in the post-war period the *volume* of house-building activity showed an appreciable decline during the first eight months of 1951. Dwellings completed remained high at 50,800 units, 1 per cent below the level a year earlier owing to a large carry over from 1950, but starts of new dwellings were down 16 per cent to 52,000 units in the eight month period, 1951, from the corresponding period of 1950.

A changing pattern developed between the urban and rural sectors of the program in the first eight months of 1951. In the urban areas, a marked downward trend occurred in units started, reflecting in part steadily rising land and construction costs, some curtailment in new mortgage commitments by lending institutions, and higher down payment requirements under the National Housing Act, 1944. In urban areas, starts numbered 39,700, down 22 per cent from the first eight months in 1950. In rural areas, starts numbered 12,400, an increase of 10 per cent from the first eight months of 1950.

Residential and Other Types of New Construction

Although the slackening in house-building activity and the diversion of labour and material resources into defence and defence supporting industrial construction was more apparent in July and August, some indication of this shift is revealed by data on capital expenditures on new residential construction in the first half of 1951. In this period, new residential construction put in place, including major alterations and repairs amounted to \$421 million, representing 34 per cent of total new construction put in place, valued at \$1.2 billion. In the first six months of 1950, new residential construction, including major alterations and repairs, was valued at \$354 million representing 36 per cent of total new construction put in place.

Gross and Net Residential Capital Formation

Gross residential capital formation which represents the value of current additions to the housing stock through new construction and major improvements and alterations, together with the value of installed non-moveable equipment and service costs of landscaping, etc. was placed at \$429 million in the first half of

1951. This compares with \$361 million in the same period a year earlier. Most of the increase in value is associated with higher building costs between the two periods (see p. 21).

Residential capital consumption which represents a reduction in the value of existing housing stock through an allowance for wear, and tear and obsolescence (depreciation) together with the value of dwellings currently damaged and destroyed accidentally was put at \$194 million for the first half of 1951. In the corresponding period of 1950, the value of residential capital used up was \$167 million.

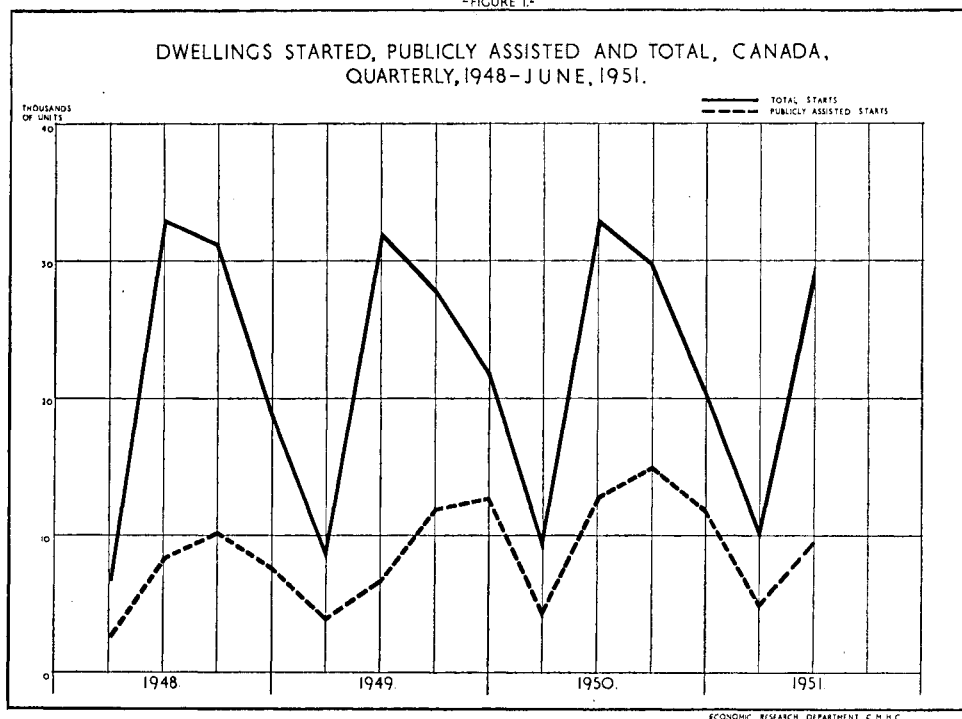
Net residential capital formation which is the difference between gross residential capital formation and residential capital consumption thus amounted to \$235 million in the first half of 1951 compared with \$194 million in the same period a year earlier.

SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING

(See Tables 14-31)

Publicly-assisted housing construction declined in the first six months of 1951 from the same period in 1950, mainly as a result of a drop in loans approved under the National Housing Act, 1944. Dwelling units started with government financial assistance during the first half of 1951 numbered 13,400, down 11 per cent from the first half of 1950. Starts under the various publicly-initiated programs including veterans' rental, armed service married quarters and dominion-provincial projects totalled 1,100 units 40 per cent below the level in the first six months of 1950 (see Figure 1).

-FIGURE 1-



The National Housing Act, 1944

Lending operations under the National Housing Act, 1944, were at a reduced level during the first eight months of 1951, as the impact of higher down payments required under the Act after February 5, 1951, together with some tightening in the supply of institutional mortgage funds⁽¹⁾ induced postponements in house-building plans. While the number of dwellings approved for loans in the first quarter, 1951, at 7,900 were slightly up from the first quarter, 1950, a downward trend during the five successive months to the end of August resulted in approvals for 18,600 dwelling units, a drop of 43 per cent from the first eight months of 1950. The loans involved were valued at \$123 million compared with \$216 million in 1950.

Loans to individual home-owners under the National Housing Act, 1944 declined sharply in the first half, 1951. Dwellings approved for loans under this part of the Act numbered 3,213 during the period, a drop of 44 per cent from 5,775 dwellings approved in the first half, 1950. Loans to builders for sale numbered 9,361 dwellings in the first half, 1951, 25 per cent less than the number approved in the corresponding period of 1950.

Activity under the rental provisions of the Act declined 31 per cent to 3,163 units approved for loans, owing to a notable contraction in rental insurance loans. Dwellings approved under the rental insurance plan which provides for controlled rentals, numbered 1,052 in the first half, 1951, 63 per cent down from the same period a year earlier. In contrast, loans to individuals for construction of rental dwellings, showed a marked increase in the first half, 1951. Rental units approved for loans to individuals numbered 2,081, a rise of 24 per cent for the period.

Federal-Provincial Projects

Section 35 of the National Housing Act, 1944, provides that, following an agreement between a provincial government and the Government of Canada, Central Mortgage and Housing Corporation might undertake jointly with the province, projects for the assembly of land and its development, or for the construction of houses for sale or for rent.

On April 7, 1951, the Government of the Province of Nova Scotia passed the Housing and Rentals Act⁽²⁾ enabling the province to participate under Section 35 of the National Housing Act, 1944. On August 23, 1951, a joint agreement was entered into between the Government of Canada, the Government of the Province of Nova Scotia, Central Mortgage and Housing Corporation and the City of Halifax, for the construction of 200 apartment type dwelling units for rental to families of low income in Halifax.

Under the land assembly provisions of Section 35, an agreement was entered into at the end of July between the Province of British Columbia, the Federal Government and Central Mortgage and Housing Corporation for the servicing of 55 acres of land in Trail for residential use.

Veterans' Rental Projects Under Central Mortgage and Housing Corporation

By the end of June, 1951, 438 units in 4 projects under the Veterans' Rental Program were in the final stages of construction. The completion of these units will bring to an end the federal-municipal agreements which were initiated in 1941 to house war workers and continued in the post-war period to accommodate returning veterans. During the period 1941 to 1951, over 50,000 rental units have been completed under the agreements.

(1) See p. 15.

(2) Chapter 10, 15 George VI, *Statutes of the Province of Nova Scotia*.

Veterans' Land Act, 1944

Starts and completions of new dwellings under the Veterans' Land Act, at 635 and 1,025 units respectively declined slightly during the first half of 1951, from 776 and 1,236 units in the same period of 1950. Settlements on small holdings of the individual project type and on full-time farming projects accounted for the slight decrease.

Armed Service Permanent Married Quarters

During the first half of 1951 completions of servicemen's rental units by the construction division of Central Mortgage and Housing Corporation for the Department of National Defence were at about double the rate of the corresponding period of 1950. 1,300 units were completed in the first six months of 1951, as against 700 units in 1950. Starts during the 1951 period totalled 700 leaving 3,000 units under construction at the end of June, 1951, 200 less than at the end of June, 1950.

Defence Construction Limited

Housing operations by Defence Construction Limited, using the facilities of the Corporation, consisted of 400 dwelling units started during the first six months of 1951, these units being constructed in connection with defence projects. Contracts awarded for new units numbered 550 during the period.

Canadian Farm Loan Act, 1927

Loans valued at \$49,000 for the construction of 21 new farm homes were approved during the first six months of 1951 and 33 loans with a value of \$15,000 were approved for the alteration and improvement of existing farm homes.

In the first six months of 1950, loans with a value of \$46,000 for 24 new farm homes and 41 loans with a value of \$15,000 were approved for residential alterations and improvements.

Farm Improvement Loans Act, 1944

Guarantees under the Farm Improvement Loans Act, 1944, were made in connection with 320 loans for new farm homes and 539 loans for the improvement and alteration of existing farm residential property during the first half of 1951. The value of loans for the new units amounted to \$523,000 and for improvement and alterations \$531,000.

In the first six months of 1950, loans for new farm houses numbered 224 valued at \$351,000 and for improvements and alterations 366, valued at \$330,000.

Property Management Operations, Central Mortgage and Housing Corporation

The number of rental units under management of the Corporation decreased from 41,400 at the end of June, 1950, to 30,900 at the end of June, 1951, as the sales program of war workers' houses and veterans' houses together with the transfer of Home Conversion units to their owners, continued to exceed the number of new rental units coming under management.

The vacancy rate on these dwellings at the end of June, 1951, at .5 remained at a low level.

Rental Insurance Plan

Approvals under the Rental Insurance Plan during the first half of 1951, declined notably from the corresponding period of 1950. Loans were made

with respect to 14 projects involving 625 units, at an estimated cost of \$5.6 million in the 1951 period, as compared with 31 projects covering 2,500 units at an estimated cost of \$17.9 million in the 1950 period. Average estimated cost per unit amounted to \$8,429, having an average monthly rental of \$76 for the units approved in the first half of 1951. In the corresponding period of 1950 the average estimated cost per unit amounted to \$6,722 having an average monthly rental of \$63. The higher average rental and unit costs in the 1951 period reflect the increased proportion of fully-serviced dwelling units approved. In 1950, the lower rentals and costs are associated with heavy approvals in Montreal where commitments were confined to semi-serviced and "cold" duplexes and apartments.

The Province of Quebec Farm Credit Bureau

Lending operations under the "Act to improve housing conditions in the Province of Quebec" which authorizes the Quebec government to pay mortgage interest charges in excess of 2 per cent under certain conditions, increased during the first half of 1951 compared with the same period of 1950. Loans approved numbered 3,000 for the first six months of 1951, 66 per cent more than in the comparable period of 1950. The number of dwellings involved totalled 3,700 for the period an increase of 82 per cent over the first half of 1950. The interest subsidy amounted to \$6.4 million in the 1951 period, double the commitment in the same period a year earlier.

SECTION 4.—REAL ESTATE LENDING

(See Tables 32-34)

Real Estate Lending

The pattern of institutional mortgage lending was changing in the first half of 1951. For the first time in recent years the trend of mortgage lending on *new* non-farm residential dwellings was on the decline in the first six months of 1951. This downturn is associated with the reduction in lending operations under the National Housing Act, 1944.⁽¹⁾ This in turn, was attributable in part to the shortage of institutional mortgage funds and in part to reduced demand for residential mortgages in some areas owing to higher down payments required under the National Housing Act, 1944, since February 5, 1951.

During the early months of the year, the relatively low statutory interest rate under the National Housing Act, 1944, tended to further reduce joint-lending activity by lending institutions under the Act. As a result of the rise in mortgage interest rates, in common with other interest rates, the interest rate payable under the National Housing Act, 1944, was changed from 4½ per cent to 5 per cent on joint loans approved by Central Mortgage and Housing Corporation on or after June 21, 1951, conditional upon enabling legislation being passed.⁽²⁾

The number of all types of institutional mortgage loans approved in the first six months of 1951 at 33,700 was 8 per cent down from the same period in 1950, and the value of loans at \$260.2 million was up 6 per cent; in the second quarter of 1951 the total number of mortgage loans approved was down 23 per cent to 17,600, and the value of loans approved decreased 13 per cent to \$132.5

⁽¹⁾See p. 13.

⁽²⁾See *Housing in Canada*, Second Quarter, 1951 p. 12.

million from the second quarter of 1950. This decline in the second quarter, 1951, was entirely accounted for by the contraction of loans for *new* non-farm residential dwellings.

The number of institutional loans extended on *new* non-farm residential dwellings during the first six months of 1951 at 18,600 was 14 per cent below the same period in 1950. The value of loans approved decreased 4 per cent to \$144 million in the first half of 1951. In the second quarter of 1951 the number and value of loans on *new* non-farm residential dwellings were down 32 and 24 per cent respectively to 9,800 units and \$75.2 million from the second quarter of 1950.

The number of loans approved on *existing* non-farm residential dwellings in the first half of 1951 was up 4 per cent to 12,900 while the value of these loans increased 21 per cent to \$64.4 million from the same period in 1950.

The number of loans for new non-farm non-residential construction in the first six months of 1951, at 492, approximated the 1950 figure. The value of these loans at \$23.5 million was 30 per cent higher in 1951 than in 1950. The number of loans on existing property in this sector dropped from 940 to 820 in number but at the same time increased in value from \$20.8 million to \$23.9 million in the periods compared.

Farm loans during the first half of 1951 numbering 800 and valued at \$4.3 million were 3 per cent higher in number and 20 per cent up in value from the first half of 1950.

Mortgages Registered and Discharged

Mortgage registrations on new and existing property in two Registry offices and one Land Titles office serving Greater Toronto numbered 21,300 in the first half of 1951, 11 per cent above the corresponding period of 1950. The large number of mortgages registered reflects in part the sustained high level of residential construction in Greater Toronto. Dwelling units started in that city numbered 6,300 in the first six months of 1951, 63 per cent more than in the same period of 1950.

Mortgage discharges increased from 13,100 to 14,400 in the periods under review.

SECTION 5.—BUILDING MATERIALS

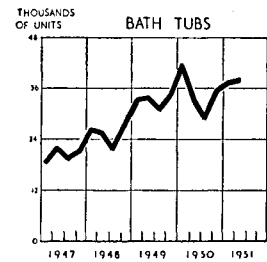
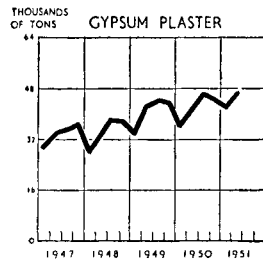
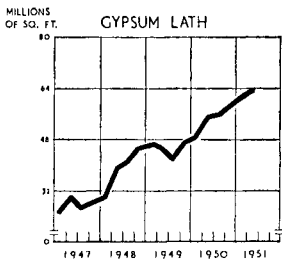
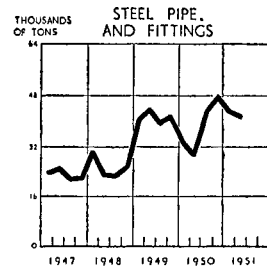
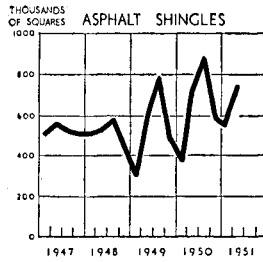
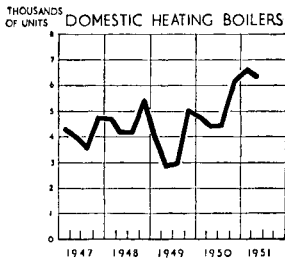
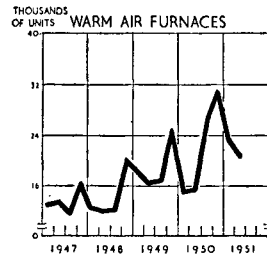
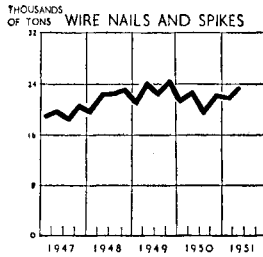
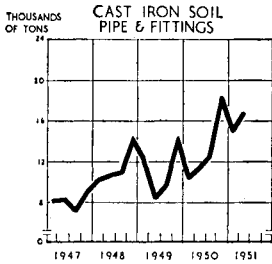
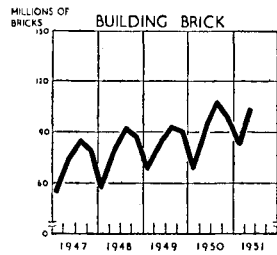
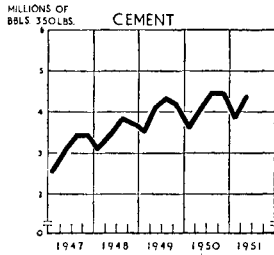
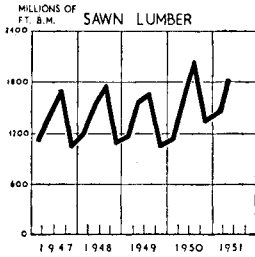
(See Tables 35-44)

Beginning July 1, 1951, the Controlled Materials Plan was introduced in the United States to cover the allocation of steel and copper and aluminum mill forms to defence and defence supporting industries. Effective October 1, 1951, the plan was extended to include the allocation of these materials to producers of consumer goods. Under the plan, Canadian firms participate on an equal footing with American manufacturers.

Effective October 1, 1951, the procedure in buying and selling of copper wire and certain forms of nickel is amended. Order NFM-3 which was issued by the Department of Defence Production on May 21, 1951, and which related to domestic distribution and inventory limitations of copper wire rod and wire has been amended by Order NFM-9, dated September 19, 1951. Under the amending order departmental approval is required on orders for copper wire and cable placed with wholesale distributors as well as those placed with manufacturers.

-FIGURE 2-

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



Purchases of copper wire or cable by authorized purchasers who have not previously used these copper products are also provided for in the amended order. In addition, stock limitations are changed. Order M-1, which was effective May 1, 1951, and provided for departmental approval of the purchases and sales of primary nickel and electrical resistance alloys has been superseded by Order NFM-10, dated September 18, 1951. Order NFM-10 requires official approval of the sale or purchase of nickel anodes as well as the primary nickel and electrical resistance alloys mentioned in the previous Order.

Production of Building Materials

To meet the unprecedented material requirements of the construction program, building material firms were advancing their peak production schedules forward from the fall months into the first six months of the year. As a result the composite index of production of 41 construction materials excluding lumber averaged 297 (1939 = 100) for the period, an advance of 21 per cent from the level for the corresponding period of 1950. The index of domestic disappearance, reflecting market demand at the distributor and consumer level, averaged 314 (1939 = 100), a new high for the period, 21 per cent above the average for the first half of 1950.

Although heavy construction projects associated with utility development and defence construction brought about temporary delays in deliveries of some materials such as cement and structural steel, and a tight supply situation existed in domestic range boilers, on balance, supplies of building materials were sufficient to enable an expansion in construction operations (see Figure 2).

During the first six months of 1951, the physical volume of production of 31 principal building materials showed increases and 4 showed minor declines, compared with the same period in 1950. Output of 2 materials increased over 50 per cent, 6 increased between 40 and 50 per cent, 5 advanced between 30 and 39 per cent, 4 increased between 20 and 29 per cent, 7 rose between 10 and 19 per cent and 7 increased between 1 and 9 per cent. The declines ranged between 8 and 14 per cent. Cast-iron pressure pipe and fittings and cement pipe and tile registered the biggest gains with 85 and 65 per cent respectively. In the group registering increases from 40 to 50 per cent were cast-iron soil pipe and fittings, structural steel, warm air furnaces, builders' hardware, duplex receptacles and wood fibre insulating board. Among the materials with gains of between 30 and 39 per cent were domestic heating boilers, electric hot water tank heaters, steel pipe and fittings, non-metallic sheathed cable and tar and asphalt felts. Those with increases from 20 to 29 per cent were sawn lumber, cast-iron radiators, concrete blocks and gypsum lath. In the group registering gains of 10 to 19 per cent were building brick, flue linings, gypsum plaster asphalt shingles, mineral wool batts, single pole switches, and outlet boxes. In the remaining category with increases from 1 to 10 per cent were cement, wire nails and spikes, hardwood flooring, structural tile, gypsum wallboard, wash basins and bath tubs. Declines of 8 to 14 per cent were registered in vitrified sewer pipe, granulated and loose mineral wool, hot water storage tanks and sinks.

Supply of Primary Iron and Steel Products

The output of pig iron, steel ingot and rolling mill products increased during the first half of 1951. Pig iron and steel ingot production advanced 13 and 7 per cent respectively to 1.3 million and 1.8 million tons during the period. The

amount of finished rolling mill products convertible from domestic ingot increased 10 per cent to 1.3 million tons. Imports of primary iron and steel shapes at .8 million tons, rose 60 per cent reflecting in part the allocation of United States steel to the Canadian defence program and in part an increase in shipments from Europe. Exports of finished rolling mill products, subject to control since January 1, 1951, were at a low level. Estimated domestic disappearance of rolling mill products representing the end result of domestic production plus imports less exports totalled 1.9 million tons in the first half, 1951, an increase of 19 per cent over the 1.6 million tons made available to Canadian industry in the first half of 1950.

Shipments from Canadian steel mills to domestic consuming industries of primary iron and steel shapes amounted to 1.6 million tons in the first half of 1951. The construction industry received 13 per cent substantially the same share of total direct shipments as in the first half of 1950. In addition, a portion of shipments of 207,000 and 177,000 tons shipped to the merchant trade products industry and wholesale and warehouse industry respectively would be used in construction work.

Supply and Demand for Building Materials

Reflecting strong demand and increased levels of output, factory sales of 15 out of 18 building materials were higher in the first half, 1951, than in the same period of 1950. Three items namely, steel pipe and fittings, hot water storage tanks and sinks showed slight declines. During the period the flow of materials out of building material plants were holding close to current output. In relation to production, factory sales in the case of 9 materials were slightly less, 6 were the same and 3 were up fractionally.

The factory stock position was lower for 8 of the 18 materials at the end of June, 1951, than a year earlier, 4 were at the same level and 6 were higher. Among the materials with lower stocks were steel pipe and fittings, cast-iron soil pipe and fittings, hot water storage tanks, bath tubs, sinks, single pole switches and outlet boxes.

Imports

Adding to the supply of materials required for the expanding construction program, imports of seventeen selected building materials increased substantially in the first half of 1951. Two items, namely wallboard building board and skelp declined slightly.

In the iron and steel products group, wire nails at 5,400 tons increased three times the quantity imported in the first six months of 1950. More moderate increases were registered in structural steel shapes and galvanized sheets which rose 87 and 20 per cent to 141,000 tons and 4,100 tons respectively. Skelp imports declined 16 per cent to 65,400 tons in the periods compared.

Cement imports increased four times to 889,000 barrels, mineral wool increased nine times to 146,000 square feet and gypsum plaster and sanitary ware imports were about twice the quantities in the first six months of 1950.

Imports of common colorless window glass rose 11 per cent to 32.3 millions of square feet and building brick increased 42 per cent to 10.1 million bricks.

Hardwood flooring was up 49 per cent to 4.8 million feet and wallboard building board was down 14 per cent to 11.1 million square feet.

Imports of materials in the plumbing and heating equipment group, while not large in absolute terms registered gains. Compared with the first half of 1950, warm air furnaces at 1,200 units were up eight times, domestic heating boilers increased ten times to \$83,000, cast-iron radiators were ten times greater at 21,800 square feet and electric hot water tank heaters were up three times to 3,900 units.

Exports

Exports of 9 of the 14 building materials on which data are available showed increases, 3 showed decreases and 2 remained at the same level in the first half, 1951, as in the corresponding period in 1950.

Exports of sawn lumber, sustained by contracts with the United Kingdom calling for the delivery of about 880 million board feet before June, 1952, at 1.7 billion board feet were higher by 13 per cent during the period. Foreign sales of wood fibre insulating board were three times higher at 17.5 million square feet while hardwood flooring and wood shingles at 4.4 million feet and 1.4 millions of squares were at about the same levels as in 1950. Wood lath exports were down 11 per cent to 30 millions of laths. Foreign shipments of building brick and cement were at low levels registering 1.3 millions of bricks and .8 thousand barrels. Exports of paints, pigments and varnishes increased to \$3.2 million in the first half, 1951, from \$1.9 million in the same period in 1950. Re-export of common colorless window glass amounted to 474 thousand square feet. Exports of iron and steel products consisted of token shipments. Cast-iron soil pipe, steel pipe and tubing and structural steel shipments amounted to 600 tons, 1,100 tons and 1,100 tons respectively. Wire nails and spikes, processed in Canadian mills from imported material for re-export totalled 7 tons for the period.

Non-Seasonal Lay-offs in Building Material Establishments

During the period January to July, 1951, the number of employees in building material establishments laid off totalled 1,300, 400 less than the number laid off in the first seven months of 1950. The bulk of these were laid off for production reasons, 500 because of lack of material, and 300 because of machinery breakdowns or plant damage. Lay offs because of lack of orders, at 450, were slightly lower than in the corresponding period of 1950.

SECTION 6.—BUILDING LABOUR

(See Tables 45-55)

Owing to a notable expansion in defence, industrial and utility construction more than offsetting a decline in house-building, employment in the *construction* industry climbed to a peak level in the first week of June, 1951. Results of the quarterly Labour Force survey carried out by the Dominion Bureau of Statistics indicate that the number employed in the construction industry at June 2, 1951, totalled 357 thousand, 4 per cent above the total in the first week of June, 1950. Similar percentage increases occurred in the non-agricultural and all industries to 4.2 and 5.2 million persons respectively at June 2, 1951.

As a result of a program of extension in industrial capacity, employment in the *building* industry showed a substantial increase during the first six months of 1951 over the corresponding period of 1950. The index of employment in the building industry based on reports from employers with 15 or more employees representing about one-third of the construction labour force, moved up to an average of 352 (1939 = 100) for the first half of 1951, 11 per cent above the average for the same period of 1950.

Despite a shorter work week on the average in the building industry sector of the construction industry during the first half of 1951, construction labour income for the period reached \$207 million from \$192 million in the first half of 1950, reflecting higher employment and increased wage rates.

The Labour Market

Unemployment in the construction industry declined to a low level in the first six months of 1951 as major projects in industrial plant, defence and natural resources development were initiated. In the first week of June, 1951, the number of unemployed in the construction industry was reported at 14,000, less than half the number in the same period in 1950. The shift in emphasis from residential to non-residential construction which will probably become more apparent later in the year, suggests an employment situation in which surpluses of some construction workers may occur in localities where residential construction ordinarily predominates, and temporary shortages arise in outlying areas where the supply of skilled and unskilled tradesmen is insufficient to meet demand. Up to June, 1951, however, the supply of construction workers was not a limiting factor on the construction program.

Supply of Construction Workers

The highest immigration of skilled construction workers in the post-war period took place during the first six months of 1951. In the period, 3,200 skilled tradesmen entered Canada almost equalling the twelve month total for 1948, the previous peak year. On the other hand, emigration of skilled construction workers in the first six months of 1951 at about 200 was slightly down from the corresponding period of 1950.

Construction trade apprentices in training under the Federal-provincial scheme numbered 5,500 at the end of June, 1951, 200 more than a year earlier.

Strikes in the Building and Building Material Industry

Time lost in labour disputes in the building industry which totalled 27,700 man-working days in the first seven months of 1950, increased to 38,000 man-working days in the first half of 1951, of which 25,000 man-working days were in July. Time lost in the building material industry was at a low level during the period, amounting to 24,200 man-working days as against 36,800 man-working days lost in the comparable period of 1950. Working days lost in all industries numbered 343,000, 16 per cent higher than in the first seven months of 1950.

SECTION 7.—BUILDING COSTS

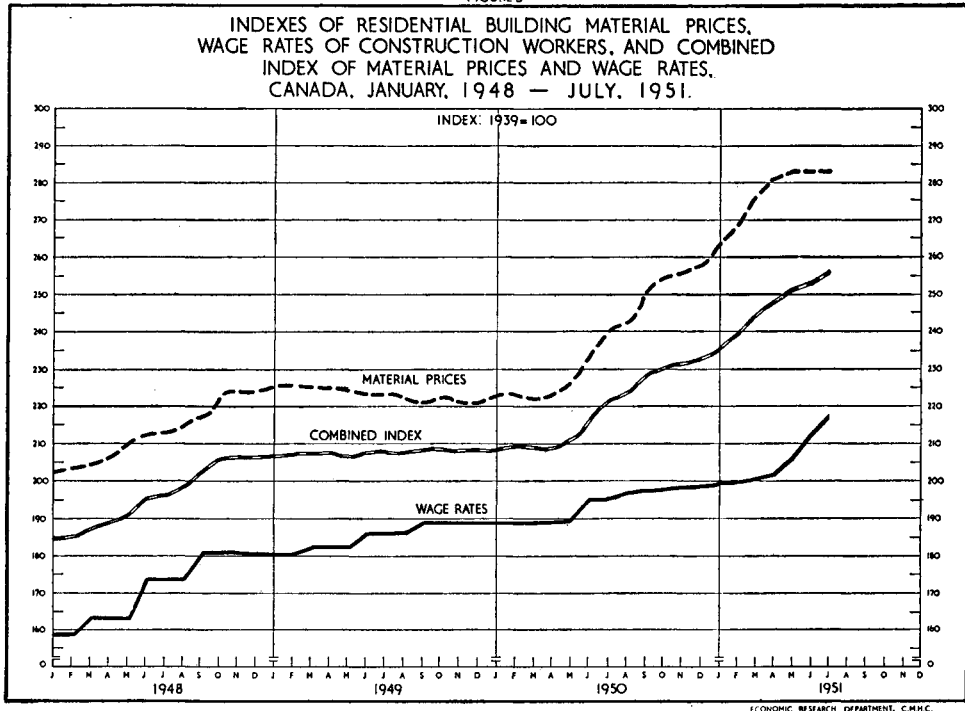
(See Tables 56-59)

House-building costs continued to rise during the first seven months of 1951. Although the rise in costs of building materials was tempered somewhat in the latter months of the period, hourly wage rates in construction trades moved up consequent upon renegotiation of contracts in the late spring months. At the end of July, 1951, the combined index of wholesale prices of residential building materials and hourly wage rates in construction trades stood at 256 (1939 = 100) 15 per cent above the index at the end of July, 1950 (see Figure 3).

Residential Building Material Prices

Reflecting current pressures on the supply of building materials exerted by an expanding construction program, wholesale prices of residential building

— FIGURE 3 —



materials increased sharply during the first five months of 1951, then levelled off in June and July. The composite index of wholesale prices of residential building materials advanced to 283 in July, 1951, 18 per cent higher than the index at July, 1950.

Only in the case of the roofing materials group index was there a drop in prices during the 12 month period preceding July, 1951. The wholesale price index of cedar shingles fell from 707 (1939 = 100) in July, 1950 to 450 at July, 1951, as the wood shingle industry was faced with uncertain markets in the United States and Canada. The group index for lumber and its products remained at the high level of 411 at July, 1951, an advance of 21 per cent over the period as prices were sustained mainly by contracts from the United Kingdom negotiated in early 1951. Building material group indexes including paint and glass, plumbing and heating equipment, electrical equipment and "other materials" increased about 18 per cent during the 12 month period to July, 1951. The brick, tile and stone, and lath, plaster and insulation material groups showed gains of 9 per cent while the cement, gravel and sand group index rose 6 per cent.

Wage Rates in the Construction Trades

Seasonal strength in construction wage rates between May and July, 1951, moved the index for all construction workers (including holiday pay allowances) to 217 at the end of July, 1951, as the momentum of construction operations bid up demands for construction tradesmen. At 217, the index was 10 per cent higher than in July, 1950.

Rent and the Cost-of-Living

The rent index remained relatively stable during the 12 month period from July, 1950, to July, 1951, increasing only 4 per cent to 135 (1939 = 100). Since the index represents average changes in a matched sample of rental units it does not reflect higher rents paid on rental dwellings constructed since January, 1947.

The cost-of-living index increased to 185 (1939 = 100) in July, 1951, 12 per cent above the level in July, 1950. The major part of the increase took place between January and July, 1951, when the index rose 9 per cent.

Rent Control Provisions

The provisions of the Wartime Prices and Trade Board Orders which imposed special regulations relating to the fixation of rents and the termination and renewal of leases expired on April 30, 1951. While in force these orders had the effect of a statute and superseded the provincial law of Landlord and Tenant. By April 30, 1951, when legislative authority was transferred to the provinces, each of the provincial governments had enacted acts enabling them to continue emergency rent control provisions as conditions warranted. When, as in New Brunswick, Nova Scotia or Prince Edward Island, the council of any city, town, incorporated village or county does not elect to make by-laws regulating maximum rentals, tenancy on leasehold estates will fall under the established provincial laws of Landlord and Tenant.

The provisions of rental acts have been recently amended in four provinces.

Alberta: An Act to amend the Rental Control Act, 1950 (Chapter 75, 1951) assented to April 7, 1951, provides that the Rent Control Board may designate any area within the province as a rental control zone within which accommodation is subject to rental control. The Board may also designate any area as a decontrolled zone within which accommodation is not subject to rental control.

Saskatchewan: An Act to amend the Leasehold Regulation Act, 1950 (Chapter 83, 1951) assented to March 30, 1951, provides that the Provincial Mediation Board must determine leases of rental dwellings before a landlord may take proceedings to dispossess and the Board may determine any lease of a rental dwelling irrespective of any existing lease.

Ontario: Regulations made under the Leasehold Regulations Act, 1951, dated July 26, 1951, amends and revokes selected sections of Wartime Prices and Trade Board Orders No. 753, 800 and 813, which had been incorporated in The Leasehold Regulations Act, 1951, of the Province of Ontario.

Under the new regulations, existing leases remain valid for the rest of their term. When they expire one of two things may happen: the landlord and tenant may agree on a new lease, details of which are to be filed with the Ontario Rentals Administration; or if they cannot agree on a new lease the Ontario Rentals Administration must fix a rental.

When there is no existing lease the landlord and tenant must either come to terms on the basis of a two-year lease or have their rent set by the Ontario Rentals Administration.

Dwellings which were decontrolled under the Federal rental regulations are now controlled on the new Provincial basis. Dwellings constructed since January 1, 1947, continue under decontrolled rentals.

In the case of weekly, monthly or term leases the landlord must give the tenant six months' notice to vacate. The accommodation must be occupied by himself and family or by specified relatives for a term not less than one year.

Quebec: Order-in-Council No. 774 dated July 25, 1951, repeals the provision of the "Act respecting the regulation of rentals" whereby tenants must give notice to the landlord before August 1, 1951, of his intention to apply for a prolongation of a lease.

Except for minor changes, rental acts in the remaining provinces have not been amended since April 30, 1951.

SECTION 8.—BUILDING INDUSTRY

(See Tables 60-61)

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

As a measure of the trend of business activity, data on bankruptcies indicate more favourable conditions in the first half of 1951 than in the first half of 1950. Of the three classifications on which data are collected, bankruptcies in the building material industry showed the sharpest decline with 10 recorded in the first six months of 1951, less than half the number in the first six months of 1950. Liabilities of these firms were valued at \$280,000, as compared with \$880,000 in the corresponding period of 1950. Declines of 41 and 26 per cent in terms of liabilities were recorded in all industries and in the construction industry respectively for the two periods compared.

Common Stock Prices

Strengthened by increased sales volumes and an assured domestic market the common stock price index of 16 selected building material companies averaged 49 per cent higher for the first seven months of 1951 than the comparable period of 1950. Reflecting generally buoyant market conditions in the first seven months of 1951, the common stock price index of eighty-two industrial companies averaged 39 per cent higher than in the same period a year earlier.

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 — JUNE, 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	—	+ 3.0 ⁽³⁾	3.5 ⁽³⁾
2nd Quarter	34.8	13.7	—	+ 3.9 ⁽³⁾	23.5 ⁽³⁾
3rd Quarter	42.8	12.3	—	+ 2.7 ⁽³⁾	31.9 ⁽³⁾
4th Quarter	30.4	13.1	—	+ 2.5 ⁽³⁾	18.4 ⁽³⁾
Total, 1949	123.9	53.0	5.9	+12.1 ⁽³⁾	77.1 ⁽³⁾
1950					
1st Quarter	14.9	13.1	—	+ 1.8 ⁽³⁾	2.3 ⁽³⁾
2nd Quarter	33.5	14.2	—	+ 2.6	20.6 ⁽³⁾
3rd Quarter	44.8	12.4	—	+ 8 ⁽³⁾	31.9 ⁽³⁾
4th Quarter	31.4	13.1	—	+ 1.6	19.0 ⁽³⁾
Total, 1950	124.7	52.8	5.2	+ 6.8 ⁽³⁾	73.5 ⁽³⁾
1951					
1st Quarter	17.0	13.8	—	+ 3.5 ⁽³⁾	5.4 ⁽³⁾
2nd Quarter	32.0	14.3	—	+ 8.1	24.5

(1) Quarterly data not available.

(2) Quarterly estimates include an allowance for divorces.

(3) Revised.

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

Period	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	13,473
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 ⁽³⁾				
January.....	29,707	11,510	4,881	13,742
February.....	27,389	10,028	6,008	
March.....	31,586	11,403	4,044	
1st Quarter.....	88,682	32,941	14,933	
April.....	30,927	10,466	8,480	13,821
May.....	32,979	11,046	9,213	
June.....	32,828	10,173	15,856	
2nd Quarter.....	96,734	31,685	33,549	
July.....	33,557	9,884	15,936	13,897
August.....	31,713	9,361	12,383	
September.....	31,652	9,387	16,524	
3rd Quarter.....	96,922	28,632	44,843	
October.....	30,427	10,014	13,558	13,946
November.....	28,454	9,861	9,241	
December.....	29,359	10,516	8,609	
4th Quarter.....	88,240	30,391	31,408	
Total, 1950	370,578	123,649	124,733	—
1951 ⁽⁴⁾				
January.....	29,210	10,662	6,176	14,020
February.....	27,672	11,214	5,468	
March.....	31,385	12,482	5,394	
1st Quarter.....	88,267	34,364	17,038	
April.....	32,707	11,619	7,775	— ⁽⁵⁾
May.....	33,088	10,440	9,924	
June.....	34,740	9,238	14,337	
2nd Quarter.....	100,535	31,297	32,036	

- (1) Excluding Yukon and North West Territories.
(2) Available quarterly.
(3) Data for births, deaths and marriages revised.
(4) Preliminary (see p. 101).
(5) Not yet available.

TABLE 3.— NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945 — JUNE, 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
April	3,510	5,096	8,606	2,765	2,816	5,581	6,678	3,915	10,593	1,928	1,666	3,594	14,187
May	4,840	7,341	12,181	3,963	4,106	8,069	9,253	5,522	14,775	2,928	2,547	5,475	20,250
June	4,737	7,400	12,137	3,614	3,678	7,292	9,638	5,147	14,785	2,499	2,145	4,644	19,429
2nd Quarter	13,087	19,837	32,924	10,342	10,600	20,942	25,569	14,584	40,153	7,355	6,358	13,713	53,866

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

Period	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	2,000 ⁽³⁾	1,700 ⁽³⁾
2nd Quarter.....	8,600	2,200 ⁽³⁾	1,900 ⁽³⁾
3rd Quarter.....	9,000 ⁽³⁾	2,200 ⁽³⁾	1,800 ⁽³⁾
4th Quarter.....	8,700 ⁽³⁾	1,900 ⁽³⁾	1,700 ⁽³⁾
Total, 1949	34,100 ⁽³⁾	8,300 ⁽³⁾	7,100 ⁽³⁾
1950 ⁽⁴⁾			
1st Quarter.....	6,100 ⁽³⁾	1,600 ⁽³⁾	1,300 ⁽³⁾
2nd Quarter.....	8,200 ⁽³⁾	2,000	2,000 ⁽³⁾
3rd Quarter.....	9,900 ⁽³⁾	2,500 ⁽³⁾	2,000 ⁽³⁾
4th Quarter.....	9,300 ⁽³⁾	2,300 ⁽³⁾	2,000 ⁽³⁾
Total, 1950	33,500 ⁽³⁾	8,400 ⁽³⁾	7,300 ⁽³⁾
1951 ⁽⁴⁾			
1st Quarter.....	6 300 ⁽³⁾	1,700 ⁽³⁾	1,600 ⁽³⁾
2nd Quarter.....	8,300	2,200	2,400

(1) Estimated.

(2) Not available prior to 1948.

(3) Revised.

(4) Preliminary.

TABLE 5.— NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY,
1945 — JUNE, 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	900 ⁽¹⁾	22,600	9,000 ⁽¹⁾
4th Quarter.....	3,900	2,400 ⁽¹⁾	1,800	5,500 ⁽¹⁾	13,300	800 ⁽¹⁾	19,000	8,700 ⁽¹⁾
Total, 1949	22,200	7,600 ⁽¹⁾	7,600	23,400 ⁽¹⁾	65,300	3,100 ⁽¹⁾	95,100	34,100 ⁽¹⁾
1950								
1st Quarter.....	2,300	900	1,300	4,600 ⁽¹⁾	10,900	600	14,500	6,100 ⁽¹⁾
2nd Quarter.....	4,500	1,600	1,800	6,000 ⁽¹⁾	16,500	600	22,800	8,200 ⁽¹⁾
3rd Quarter.....	3,000	2,500 ⁽¹⁾	2,600	6,600 ⁽¹⁾	11,300	800	16,900	9,900
4th Quarter.....	3,600	2,000 ⁽¹⁾	1,900	6,500 ⁽¹⁾	14,100	800 ⁽¹⁾	19,600	9,300 ⁽¹⁾
Total, 1950	13,400	7,000 ⁽¹⁾	7,600	23,700	52,800	2,800 ⁽¹⁾	73,800	33,500 ⁽¹⁾
1951								
1st Quarter.....	4,300	800 ⁽¹⁾	1,600	4,900	20,000	500	25,900	6,300 ⁽¹⁾
2nd Quarter.....	9,800	900	2,100	6,800	42,000	600	53,900	8,300

(1) Revised.

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 6.— NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA⁽¹⁾, 1945 — AUGUST, 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	59,443 ⁽⁵⁾
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
June	9,514	6,609	58,615
2nd Quarter	28,664	19,173	—
July	6,123	4,926	59,766
August	7,461	7,183	59,867

- (1) Excluding Yukon and Northwest Territories for period 1945-1951 and Newfoundland for period 1945-1948.
(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 102).
(3) Estimated.
(4) Not available.
(5) Revised.

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

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	45,824	13,586	59,410	12,628	2,225	14,853	72,038
1948	57,671	12,026	69,697	15,687	4,810	20,497	85,384
1949	58,370	9,743	68,113	17,565	4,831	22,396	85,678
1950							
January	1,958	0	1,958	161	33	194	2,119
February	2,290	41	2,331	363	0	363	2,694
March	3,655	214	3,869	245	55	300	4,114
1st Quarter	7,903	255	8,158	769	88	857	8,927
April	6,157	448	6,605	681	136	817	7,286
May	9,319	1,112	10,431	2,551	665	3,216	12,982
June	8,715	1,107	9,822	1,643	600	2,243	11,465
2nd Quarter	24,191	2,667	26,858	4,875	1,401	6,276	31,733
July	7,183	1,109	8,292	1,347	606	1,953	9,639
August	6,227	998	7,225	1,337	744	2,081	8,562
September	7,581	745	8,326	1,583	336	1,919	9,909
3rd Quarter	20,991	2,852	23,843	4,267	1,686	5,953	28,110
October	7,219	884	8,103	1,180	490	1,670	9,283
November	4,892	505	5,397	952	330	1,282	6,349
December	3,403	129	3,532	575	27	602	4,107
4th Quarter	15,514	1,518	17,032	2,707	847	3,554	19,739
Total, 1950	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951							
January	2,337	112	2,449	322	0	322	2,771
February	2,406	0	2,406	532	28	560	2,938
March	3,298	279	3,577	415	72	407	3,992
1st Quarter	8,041	391	8,432	1,269	100	1,369	9,701
April	5,889	213	6,102	1,132	217	1,349	7,234
May	7,513	1,313	8,826	2,141	732	2,873	10,967
June	6,386	562	6,948	1,599	967	2,566	8,547
2nd Quarter	19,788	2,088	21,876	4,872	1,916	6,788	26,748
July	4,174	896	5,070	824	229	1,053	5,894
August	3,916	374	4,290	2,324	847	3,171	6,614

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

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	44,452	7,304	51,756	16,091	4,371	20,462	67,847
1948	48,006	10,029	58,035	14,204	3,858	18,062	72,239
1949	60,262	8,611	68,873	14,133	5,227	19,360	83,006
1950							
January	4,541	991	5,532	760	188	948	6,292
February	3,442	443	3,885	832	98	930	4,717
March	5,278	459	5,737	733	108	841	6,470
1st Quarter	13,261	1,893	15,154	2,325	394	2,719	17,479
April	4,308	565	4,873	431	93	524	5,304
May	4,625	366	4,991	943	237	1,180	5,934
June	5,152	622	5,774	482	271	753	6,256
2nd Quarter	14,085	1,553	15,638	1,856	601	2,457	17,494
July	4,365	476	4,841	1,514	498	2,012	6,355
August	5,887	664	6,551	1,980	186	2,166	8,531
September	5,909	864	6,773	813	307	1,120	7,586
3rd Quarter	16,161	2,004	18,165	4,307	991	5,298	22,472
October	6,416	687	7,103	1,710	715	2,425	8,813
November	5,669	827	6,496	1,413	857	2,270	7,909
December	7,255	711	7,966	2,837	487	3,324	10,803
4th Quarter	19,340	2,225	21,565	5,960	2,059	8,019	27,525
Total, 1950	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951							
January	5,859	293	6,152	670	128	798	6,822
February	5,437	27	5,464	1,186	62	1,248	6,650
March	4,833	266	5,099	744	16	760	5,843
1st Quarter	16,129	586	16,715	2,600	206	2,806	19,315
April	4,806	292	5,098	541	49	590	5,639
May	5,169	111	5,280	1,248	348	1,596	6,528
June	5,157	234	5,391	1,077	141	1,218	6,468
2nd Quarter	15,132	637	15,769	2,866	538	3,404	18,635
July	3,842	300	4,142	635	149	784	4,777
August	4,881	401	5,282	1,219	682	1,901	6,501

TABLE 9.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947—AUGUST, 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	76,097
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
June	5,260	538	50	703	58	6,609
2nd Quarter	14,427	1,772	208	2,677	89	19,173
July	3,675	524	34	659	34	4,926
August	5,318	770	59	1,000	36	7,183

TABLE 10.— GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945 — JUNE, 1951.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Capital Formation
	New Construction	Major Improvements and Alteration	Supplementary Costs	Total	Depreciation	Accidental Damages	Total	
1945	268.7	16.9	5.7	291.3	194.4	5.9	200.3	91.0
1946	390.2	21.8	8.1	420.1	210.6	6.0	216.6	203.5
1947	506.1	33.6	10.5	550.2	241.1	5.6	246.7	303.5
1948	628.7	39.0	13.2	680.9	285.5	6.8	292.3	388.6
1949 ⁽¹⁾	726.8	48.2	16.3	791.3	313.2	7.8	321.0	470.3
1950 ⁽²⁾								
1st Quarter	146.7	11.2	3.6	161.5	80.5	2.1	82.6	78.9
2nd Quarter	181.3	14.8	3.6	199.7	82.6	2.1	84.7	115.0
3rd Quarter	224.4	17.0	4.7	246.1	87.8	2.2	90.0	156.1
4th Quarter	230.3	17.6	5.9	253.8	89.6	2.3	91.9	161.9
Total, 1950	782.7	60.6	17.8	861.1	340.5	8.7	349.2	511.9
1951 ⁽²⁾								
1st Quarter	184.8	14.1	3.8	202.7	92.5	2.4	94.9	107.8
2nd Quarter	205.7	16.7	3.8	226.2	96.8	2.5	99.3	126.9

(1) Revised.

(2) Preliminary.

**TABLE 11.— EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,
RESIDENTIAL AND OTHER, CANADA,
1945 — JUNE, 1951.
(Millions of Dollars)**

Period	New Construction			Repair and Maintenance			Total		
	Housing	Other	Sub-tota	Housing	Other	Sub-total	Housing	Other	Total
1945.....	285.6	421.0 ⁽¹⁾	706.6 ⁽¹⁾	96.3	401.7	498.0	381.9	822.7 ⁽¹⁾	1,204.6 ⁽¹⁾
1946.....	412.0	661.0 ⁽¹⁾	1,073.0 ⁽¹⁾	105.3	427.7	533.0	517.3	1,088.7 ⁽¹⁾	1,606.0 ⁽¹⁾
1947.....	539.7	884.0 ⁽¹⁾	1,423.7 ⁽¹⁾	130.8	461.2	592.0	670.5	1,345.2 ⁽¹⁾	2,015.7 ⁽¹⁾
1948									
1st Quarter.....	101.3 ⁽¹⁾	199.1 ⁽¹⁾	300.4 ⁽¹⁾	28.8	71.8	100.6	130.1 ⁽¹⁾	270.9 ⁽¹⁾	401.0 ⁽¹⁾
2nd Quarter.....	169.6 ⁽¹⁾	292.7 ⁽¹⁾	462.3 ⁽¹⁾	34.1	133.1	167.2	203.7 ⁽¹⁾	425.8 ⁽¹⁾	629.5 ⁽¹⁾
3rd Quarter.....	195.4 ⁽¹⁾	370.6 ⁽¹⁾	566.0 ⁽¹⁾	48.9	172.9	221.8	244.3 ⁽¹⁾	543.5 ⁽¹⁾	787.8 ⁽¹⁾
4th Quarter.....	201.4 ⁽¹⁾	346.0 ⁽¹⁾	547.4 ⁽¹⁾	50.1	154.3	204.4	251.5 ⁽¹⁾	500.3 ⁽¹⁾	751.8 ⁽¹⁾
Total, 1948.....	667.7	1,208.4 ⁽¹⁾	1,876.1 ⁽¹⁾	161.9	532.1	694.0	829.6	1,740.5 ⁽¹⁾	2,570.1 ⁽¹⁾
1949									
1st Quarter.....	154.3 ⁽¹⁾	244.1 ⁽¹⁾	398.4 ⁽¹⁾	33.1	86.1	119.2	187.4 ⁽¹⁾	330.2 ⁽¹⁾	517.6 ⁽¹⁾
2nd Quarter.....	193.8 ⁽¹⁾	337.2 ⁽¹⁾	531.0 ⁽¹⁾	38.6	144.0	182.6	232.4 ⁽¹⁾	481.2 ⁽¹⁾	713.6 ⁽¹⁾
3rd Quarter.....	218.1 ⁽¹⁾	403.3 ⁽¹⁾	621.4 ⁽¹⁾	51.5	171.7	223.2	269.6 ⁽¹⁾	575.0 ⁽¹⁾	844.6 ⁽¹⁾
4th Quarter.....	208.8 ⁽¹⁾	364.1 ⁽¹⁾	572.9 ⁽¹⁾	53.0	154.0	207.0	261.8 ⁽¹⁾	518.1 ⁽¹⁾	779.9 ⁽¹⁾
Total, 1949.....	775.0 ⁽¹⁾	1,348.7 ⁽¹⁾	2,123.7 ⁽¹⁾	176.2	555.8	732.0	951.2 ⁽¹⁾	1,904.5 ⁽¹⁾	2,855.7 ⁽¹⁾
1950									
1st Quarter.....	157.9 ⁽¹⁾	239.5 ⁽¹⁾	397.4 ⁽¹⁾	34.3	79.9	114.2	192.2 ⁽¹⁾	319.4 ⁽¹⁾	511.6 ⁽¹⁾
2nd Quarter.....	196.1 ⁽¹⁾	384.7 ⁽¹⁾	580.8 ⁽¹⁾	40.6	146.6	187.2	236.7 ⁽¹⁾	531.3 ⁽¹⁾	768.0 ⁽¹⁾
3rd Quarter.....	241.4 ⁽¹⁾	468.1 ⁽¹⁾	709.5 ⁽¹⁾	56.6	178.8	235.4	298.0 ⁽¹⁾	646.9 ⁽¹⁾	944.9 ⁽¹⁾
4th Quarter.....	247.9 ⁽¹⁾	452.7 ⁽¹⁾	700.6 ⁽¹⁾	59.5	169.7	229.2	307.4 ⁽¹⁾	622.4 ⁽¹⁾	929.8 ⁽¹⁾
Total, 1950.....	843.3 ⁽¹⁾	1,545.0 ⁽¹⁾	2,388.3 ⁽¹⁾	191.0	575.0	766.0	1,034.3 ⁽¹⁾	2,120.0 ⁽¹⁾	3,154.3 ⁽¹⁾
1951									
1st Quarter.....	198.9 ⁽¹⁾	321.0 ⁽¹⁾	519.9 ⁽¹⁾	40.9	92.0 ⁽¹⁾	132.9 ⁽¹⁾	239.8 ⁽¹⁾	413.0 ⁽¹⁾	652.8 ⁽¹⁾
2nd Quarter.....	222.4	476.0	698.4	48.9	163.0	211.9	271.3	639.0	910.3

(1) Revised.

**TABLE 12.— NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — JUNE, 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	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	73.2	8.5	81.7	2,548	8,680	11,228
Total, 1950	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	29.9 ⁽¹⁾	1.9	31.7	703 ⁽¹⁾	3,365 ⁽¹⁾	4,068 ⁽¹⁾
1st Quarter	61.6 ⁽¹⁾	4.6	66.1	1,618	7,107 ⁽¹⁾	8,725 ⁽¹⁾
April	43.0	3.7	46.7	1,018	4,797	5,815
May	45.4	4.4	49.8	921	5,461	6,382
June	33.8	3.7	37.5	670	4,375	5,045
2nd Quarter	122.2	11.8	134.0	2,609	14,633	17,242

(1) Revised.

TABLE 13.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1945 — JULY, 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
April	8.4	41.4	49.8	834	5,278	6,112
May	7.5	44.5	52.0	730	6,112	6,842
June	6.7	43.5	50.3	648	6,206	6,854
2nd Quarter	22.6	129.4	152.1	2,212	17,596	19,808
July	4.8	39.0	43.8	456	6,020	6,476

(1) Estimated.

SECTION 3
PUBLICLY ASSISTED HOUSE-BUILDING

TABLE 14.— NUMBER OF NEW PERMANENT DWELLINGS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — JUNE, 1951.

Period	Publicly-Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing ⁽²⁾	Total Housing
		With Government Financial Assistance			Without Government Financial Assistance	Total Privately-Initiated Housing		
		Loans	Guarantees	Sub-total ⁽¹⁾				
1947	7,190	12,963	387	13,533	53,540	67,073	20,723	74,263
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	4,281 ⁽³⁾	316	4,597 ⁽³⁾	4,853 ⁽³⁾	9,450	4,948 ⁽³⁾	9,801
2nd Quarter	773	8,464	322	8,796	19,095	27,891	9,569	28,664

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

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

(3) Revised.

TABLE 15.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,⁽¹⁾
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS
FINANCED, CANADA, FEBRUARY, 1945 — AUGUST, 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	11,234 ⁽⁴⁾	1,604 ⁽⁴⁾	401	13,246
February.....	1,803	2,162	12,698 ⁽⁴⁾	687 ⁽⁴⁾	1,568	14,952
March.....	2,579 ⁽⁴⁾	3,974	21,349 ⁽⁴⁾	90 ⁽⁴⁾	3,577	25,016
1st Quarter.....	5,951 ⁽⁴⁾	7,949	45,281 ⁽⁴⁾	2,381 ⁽⁴⁾	5,546	53,208
April ⁽⁴⁾	2,608	3,451	21,139	0	1,203	22,342
May.....	2,381	2,706	18,091	0	157	18,248
June.....	1,428	1,631	10,551	0	157	10,708
2nd Quarter.....	6,417	7,788	49,781	0	1,517	51,298
July.....	1,356	1,678	10,739	0	119	10,858
August ⁽⁵⁾	1,045	1,178	7,627	0	73	7,700
Total, Feb. 1, 1945 — August 31, 1951.....	111,839	144,933	713,573	39,411	92,276	845,260

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

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

(3) Covers period February 1 to December 31.

(4) Revised.

(5) Preliminary.

TABLE 16.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN,
CANADA, FIRST HALF, 1950 AND 1951.

Type of Loan	First Half, 1950				First Half, 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.....	5,541	5,775	37,599	6,511	3,130	3,213	21,801	6,785
Loans to builders for sale:								
Integrated housing.....	721	721	4,987	6,917	53	53	367	6,921
Other.....	11,112	11,846	85,356	7,205	8,935	9,308	64,817	6,964
Sub-total.....	17,374	18,342	127,942	7,052	12,118	12,574	86,985	6,918
Housing for Rental Purposes:								
Loans to individuals.....	188	1,679	8,129	4,842	222	2,081	11,006	5,289
Rental Insurance.....	158	2,866	14,652	5,112	26	1,052	6,484	6,165
Primary industries.....	—	—	—	—	—	—	—	—
Limited Dividend Corporations....	2	44	135	3,068	2	30	30	1,000
Sub-total.....	348	4,589	22,916	4,994	250	3,163	17,520	5,539
Total Gross Loans.....	17,722	22,931	150,858	6,579	12,368	15,737	104,505	6,641

TABLE 17.— 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 SIX 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	Con- struction Cost per Sq. Ft.
				\$	\$	\$	\$	\$	\$	Sq. Ft.	\$
1950											
First Six Months											
Single 1-Storey	8,373	8,373	56,496	791	7,888	176	8,855	7,645	6,747	958	8.23
Single 1½-Storey:											
Finished	3,873	3,873	29,325	880	8,371	237	9,488	8,352	7,572	1,198	6.99
Unfinished	1,825	1,825	12,838	795	7,873	196	8,864	7,762	7,034	861 ⁽²⁾	6.01
Single 2-Storey	1,704	1,704	13,807	944	9,683	269	10,896	9,074	8,103	1,358	7.13
Semi-Detached	658	680	5,117	727	8,571	270	9,568	8,392	7,525	1,212	7.07
Duplex	463	928	4,851	520	6,860	204	7,584	6,197	5,227	1,088	6.31
Triplex	33	99	419	691	6,681	268	7,640	5,383	4,228	1,051	6.36
Double Duplex	597	1,642	9,532	594	6,789	297	7,680	6,846	5,805	1,050	6.46
Row House	6	12	59	450	7,187	263	7,900	6,250	4,900	960	7.49
Apartment	188	3,751	18,279	349	5,763	423	6,535	6,056	4,873	899	6.41
Total	17,720	22,887	150,723	718	7,648	248	8,614	7,516	6,586	1,031	7.17
1951											
First Six Months											
Single 1-Storey	6,573	6,573	44,748	1,415	9,279	314	10,608	8,441	6,807	1,028	9.02
Single 1½-Storey:											
Finished	2,258	2,258	16,613	1,083	9,569	330	10,982	9,006	7,357	1,230	7.78
Unfinished	1,026	1,026	6,693	861	8,567	254	9,682	7,987	6,524	850 ⁽²⁾	6.54
Single 2-Storey	1,331	1,331	10,456	1,175	10,905	422	12,502	9,952	7,856	1,359	8.02
Semi-Detached	497	510	3,765	997	9,716	386	11,099	9,200	7,382	1,239	7.84
Duplex	145	290	1,448	603	7,511	262	8,376	6,266	4,994	1,085	6.92
Triplex	20	60	285	654	7,989	360	9,003	6,087	4,742	1,051	7.60
Double Duplex	366	750	4,146	783	7,867	331	8,981	6,946	5,528	1,105	7.12
Row House	5	144	768	374	7,072	219	7,665	6,670	5,450	982	7.20
Apartment	145	2,768	15,552	519	6,766	521	7,806	6,900	5,618	870	7.78
Total	12,366	15,707	104,476	914	8,859	360	10,133	8,237	6,651	1,058	8.14

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

(2) Total floor area including unfinished portion averaged 1,310 sq. ft. in 1950 and 1,311 sq. ft. in 1951.

TABLE 18. — OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — JUNE, 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	—	—	—
2nd Quarter	0	—	—	—
Total, April, 1946 — June, 1951	40	70	119,090	1,701

TABLE 19.— 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 — JUNE, 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
April	0	73	548	116	10	30	156
May	0	47	501	223	208	133	564
June	0	63	438	148	98	202	448
2nd Quarter	0	183	—	487	316	365	1,168
Total, April, 1941 — June, 1951	50,684	50,246	—	223,862	14,784	32,689	271,335

(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 20 (see p. 46).

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

TABLE 20.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945 — JULY, 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.....	9	548	7
May.....	9	501	7
June.....	4	438	7
July ⁽²⁾	5	418	7

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

(2) Number of municipalities in which projects were in progress at July 31, 1951, total 4.

TABLE 21.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, JUNE, 1948 — 1951.

Item	Stage of Construction Yet to be Completed	Number of Dwellings			
		June, 1948	June, 1949	June, 1950	June, 1951
1.	Excavation.....	3,268	870	78	0
2.	Foundation.....	3,854	1,237	412	0
3.	Water and Sewer under Building.....	4,595	1,673	943	12
4.	Framing.....	4,430	1,768	749	28
5.	Doors, frames and window sash.....	4,867	1,946	887	16
6.	Chimneys.....	5,005	2,049	1,080	0
7.	Roofs shingled.....	4,751	2,025	899	32
8.	Plumbing roughed in.....	4,754	1,956	892	41
9.	Wiring roughed in.....	4,939	2,248	947	26
10.	Insulation.....	5,159	2,339	989	30
11.	Wall and ceiling board and taping....	5,214	2,474	1,154	44
12.	Finished flooring laid.....	5,419	2,758	1,182	182
13.	Exterior finish, including siding and trim.....	5,152	2,241	1,065	70
14.	Porches.....	5,369	2,382	1,156	242
15.	Interior trim.....	5,512	2,832	1,214	219
16.	Interior painting.....	5,951	3,369	1,673	292
17.	Hardware.....	5,890	3,191	1,703	344
18.	Plumbing fixtures.....	5,926	3,299	1,633	255
19.	Electrical work complete.....	6,011	3,385	1,754	311
20.	Exterior painting.....	8,048	4,548	2,857	477
21.	Water and sewer to main.....	5,577	1,784	993	0
22.	Electrical services connected.....	6,049	3,509	1,806	406
23.	Final inspection.....	6,410	3,881	2,264	438

TABLE 22.— 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 — JUNE, 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
2nd Quarter	10	0	10	4	0	4	807	0	807	425	0	425
Total, ⁽³⁾ Jan. 1947— June, 1951	3,543	1,000	4,543	2,796	1,113	3,909	—	—	—	40,498	1,185	41,683

(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 1,083 units started in remote areas, 276 of which were completed and expenditure on which has amounted to \$14 million.

TABLE 23.—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 — JUNE, 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
April	74	158	2,919	11	2	13
May	302	160	3,061	2,149	157	2,306
June	166	181	3,046	2,598	278	2,876
2nd Quarter	542	499	—	4,758	437	5,195

(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 22.

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

TABLE 24.— HOUSING OPERATIONS BY DEFENCE CONSTRUCTION LIMITED,
CANADA, NOVEMBER, 1950 — JUNE, 1951.

Period	Number of Dwellings			Expenditure (\$000)
	For which Contracts are Awarded	Started	Completed	
Prior to November, 1950.....	315	(1)	(1)	3,748
November-December, 1950...	160	(1)	—	521
Total, 1950.....	475	(1)	(1)	4,269
1951				
January.....	30	51	—	128
February.....	195	14	—	363
March.....	325	103	—	1,112
1st Quarter.....	550	168	—	1,603
April.....	—	3	—	2,311
May.....	—	67	—	1,155
June.....	—	153	—	834
2nd Quarter.....	—	223	—	4,300

(1) Not yet available.

TABLE 25.— 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 — JUNE, 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				
1st Half	—	—	—	206
2nd Half	—	—	—	162
Total, 1950	—	—	—	368
1951				
1st Half	—	—	—	122
2. Small Holdings, Individual Projects: Sept. 1943—Dec. 1949	6,320	4,255	2,065	33,268
1950				
1st Half	569	977	1,657	3,317
2nd Half	1,391	755	2,293	6,672
Total, 1950	1,960	1,732	—	9,989
1951				
1st Half	520	878	1,935	3,881
3. Full-Time Farming Projects: Sept. 1943—Dec. 1949	794	548	246	5,256
1950				
1st Half	164	212	198	285
2nd Half	132	103	227	645
Total, 1950	296	315	—	930
1951				
1st Half	52	69	210	462
4. Other Projects: Sept. 1943—Dec. 1949	1,337	1,025	312	3,813
1950				
1st Half	43	47	308	563
2nd Half	12	55	265	269
Total, 1950	55	102	—	832
1951				
1st Half	63	78	250	214
5. All Projects: Sept. 1943—Dec. 1949	11,124	8,501	2,623	65,011
1950				
1st Half	776	1,236	2,163	4,371
2nd Half	1,535	913	2,785	7,748
Total, 1950	2,311	2,149	—	12,119
1951				
1st Half	635	1,025	2,395	4,679

(1) See p. 106.

TABLE 26.— LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — JUNE, 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)	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
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
April	1	2	4	2	28	89	28	93
May	6	17	3	2	81	231	83	250
June	6	14	10	6	167	512	170	532
2nd Quarter	13	33	17	10	276	832	281	875
Total, 1929 — June, 1951	—	—	—	—	—	—	36,688	83,319

(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 27.— LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — JUNE, 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	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	17,228 ⁽²⁾	15,961	17,690	16,495
July ⁽³⁾	70	116	113	104	4,431	4,947	4,614 ⁽²⁾	5,173
August ⁽³⁾	40	53	69	68	7,731	10,224	7,840 ⁽²⁾	10,334
September ⁽³⁾	34	54	86	74	5,813	7,154	5,933 ⁽²⁾	7,277
3rd Quarter ⁽³⁾	144	223	268	246	17,975	22,325	18,387 ⁽²⁾	22,784
October ⁽³⁾	63	92	124	103	6,143	6,872	6,330	7,068
November ⁽³⁾	53	85	124	100	3,931	4,175	4,108 ⁽³⁾	4,365
December ⁽³⁾	27	47	85	71	2,016	2,152	2,128 ⁽³⁾	2,274
4th Quarter ⁽³⁾	143	224	333	274	12,090	13,199	12,566 ⁽³⁾	13,707
Total, 1950 ⁽³⁾	511	798	967	850	57,495 ⁽²⁾	61,769	58,973 ⁽²⁾	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
April ⁽³⁾	49	73	93	91	8,403	8,687	8,539	8,851
May ⁽³⁾	65	103	119	120	9,814	9,883	9,993	10,106
June ⁽³⁾	103	171	168	166	6,429	6,350	6,711	6,687
2nd Quarter	217	347	380	377	24,646	24,920	25,243	25,644
Total, 1945 — June, 1951	2,587	3,561	3,979	3,321	201,160	198,583	207,726	205,464

(1) Covers period March 1 to December 31.

(2) Revised.

(3) Estimated.

TABLE 28.— 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 — JUNE, 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										
March	38,859	.5	1,768	.3	40,627	.5	1,084	2.1	41,711	.5
June	38,667	.4	1,768	.7	40,435	.1	975	3.1	41,410	.4
September	37,687	.5	1,768	.6	39,455	.5	794	.7	40,249	.5
December	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
April	32,129	.5	1,761	.6	33,890	.5	510	1.1	34,400	.6
May	30,793	.6	1,761	.6	32,554	.6	481	.6	33,035	.6
June	28,649	.5	1,760	1.1	30,409	.5	453	.6	30,862	.5

TABLE 29.— 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 — JULY, 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									
1st Quarter	15	1,488	10,018	4	242	1,954	19	1,730	11,972
2nd Quarter	6	571	4,188	6	200	1,729	12	771	5,917
3rd Quarter	6	456 ⁽¹⁾	3,349	4	341	2,632	10	797	5,981
4th Quarter	6	822 ⁽¹⁾	6,491	7	191	1,462	13	1,013	7,953
Total, 1950	33	3,337 ⁽¹⁾	24,046	21	974	7,777	54	4,311	31,823
1951									
January	4	111	867	3	26	267	7	137	1,134
February	—	1	10	1	156	1,294	1	157	1,304
March	1	13	146	—	—	—	1	13	146
1st Quarter	5	125	1,023	4	182	1,561	9	307	2,584
April ⁽²⁾	2	136	1,215	1	44	327	3	180	1,542
May ⁽²⁾	—	—	—	0	-22	-164	0	-22	-164
June ⁽²⁾	1	51	327	1	109	1,376	2	160	1,703
2nd Quarter ⁽²⁾	3	187	1,542	2	131	1,559	5	318	3,081
July	—	4	37	—	—	—	—	4	37
Total, July, 1948 — July, 1951	122	10,439	72,586	100	4,209	33,312	222	14,648	105,878

(1) Revised.

(2) Preliminary (see p. 106).

TABLE 30.— 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 — JULY, 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
April	3.8	863	8,568	80.81
May	—	—	—	—
June	3.6	896	10,692	89.76
2nd Quarter	3.7	879	9,571	85.03
July	—	—	—	—
Average, July, 1948 — July, 1951	4.0	901	7,143	70.95

(1) Revised to show gross figures.

(2) Covers period July 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 — JUNE, 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
April	280	2,019	578	2,064	419
May	590	4,249	1,121	1,900	725
June	377	2,873	978	2,593	467
2nd Quarter	1,247	9,141	2,677	2,146	1,611
Total, January, 1948—June, 1951	9,338	58,288	17,758	1,903	11,150

(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 — JUNE, 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 ⁽²⁾	20,264	26,411 ⁽¹⁾	109,167	22,515	34,413	88,083	1,126	28,487	1,609	37,782	1,704	7,254	47,218	270,773
1948 ⁽²⁾	29,635	37,436	173,604	24,539	38,320	98,878	1,213	35,279	1,961	45,087	1,738	7,275	59,086	360,123
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														
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
April	3,723	4,726	29,385	2,393	3,327	11,612	88	5,426	159	3,738	167	879	6,530	51,040
May	3,529	4,178	27,064	2,443	3,613	12,749	83	2,730	143	3,119	147	781	6,345	46,443
June	2,499	2,980	18,741	1,955	2,914	9,754	46	2,484	110	3,517	110	556	4,720	35,052
2nd Quarter	9,751	11,884	75,190	6,791	9,854	34,115	217	10,640	412	10,374	424	2,216	17,595	132,535

- (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).
- (2) Revised.

TABLE 33.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA. 1947 — JUNE, 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 ⁽²⁾	14,365 ⁽¹⁾	67,724	1,301	6,055	20,463	893	3,093	129	412	860	2,973	11,657	340	1,214	3,300
1948 ⁽²⁾	20,912	108,562	2,103	8,149	32,355	1,643	7,802	112	409	922	3,762	15,322	450	1,432	3,484
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															
1st Quarter	5,596	34,084	368	1,952	8,038	218	1,137	34	99	273	1,076	4,832	135	399	1,225
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
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
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
April	2,978	21,192	195	1,024	5,042	111	630	21	52	160	343	1,779	55	175	427
May	2,786	20,007	220	795	3,965	159	1,185	12	37	318	81	1,596	26	70	183
June	1,969	13,923	142	577	2,547	69	483	8	21	53	277	1,523	21	50	125
2nd Quarter	7,733	55,122	557	2,396	11,554	339	2,298	41	110	294	938	4,898	102	295	735

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

(2) Revised.

TABLE 33.— GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — JUNE, 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 ⁽⁴⁾	103	549	143	355	1,313	2	37	15	39	171	18,336 ⁽³⁾	83,060	1,928	8,075	26,107
1948 ⁽⁴⁾	380	2,134	256	684	2,757	4	26	13	61	240	26,701	133,846	2,943	10,735	39,758
1949	658	3,768	284	881	2,255	38	183	21	91	250	31,347	168,905	2,860	11,678	43,273
1950															
1st Quarter	48	207	23	46	159	3	17	1	6	10	6,911	40,997	561	2,502	9,704
2nd Quarter	189	1,232	79	181	543	4	24	4	9	39	13,116	79,981	1,173	4,549	19,482
3rd Quarter	198	1,096	41	98	335	4	24	0	—	—	13,133	79,471	1,008	3,319	13,858
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
April	9	41	11	34	115	0	—	0	—	—	3,441	23,642	282	1,285	5,744
May	3	13	5	10	34	0	—	0	—	—	3,266	22,801	263	912	4,263
June	9	61	2	6	13	2	13	0	—	—	2,326	16,003	173	654	2,738
2nd Quarter	21	115	18	50	162	2	13	0	—	—	9,033	62,446	718	2,851	12,745

(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.

(4) Revised.

TABLE 34.— NUMBER OF MORTGAGES REGISTERED AND DISCHARGED,
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,
1945 — JUNE, 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⁾
2nd Quarter	12,521	— ⁽²⁾	8,028	— ⁽²⁾

(1) Revised series (see p. 107).

(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 — JUNE, 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	286.3 ⁽²⁾	170.4 ⁽²⁾	288.3 ⁽²⁾
February.....	146.6	268.3 ⁽²⁾	176.7 ⁽²⁾	272.9 ⁽²⁾
March.....	153.9	293.1 ⁽²⁾	188.3 ⁽²⁾	316.6 ⁽²⁾
April.....	122.9	300.3	166.9	324.5
May.....	182.3	322.1	216.8	349.9
June.....	248.3	308.6	262.8	329.6

(1) Preliminary.
(2) Revised.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 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	1,125.1 ⁽⁴⁾	19,381	64.1	68.0	308.2	1,225.4	39.7
2nd Quarter	1,527.2 ⁽⁴⁾	19,150	65.2	84.4	273.6	1,156.2	37.9
3rd Quarter	1,687.8 ⁽⁴⁾	18,014	42.8	94.4	270.7	975.4	49.5
4th Quarter	999.1 ⁽⁴⁾	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
April	406.1	6,861	24.2	30.3	97.5	299.3	12.5
May	602.5	6,570	25.5	37.1	95.9	304.1	17.1
June	820.6	6,437	22.4	36.8	111.2	325.3	18.6
2nd Quarter	1,829.2	19,868	72.1	104.2	304.6	928.7	48.2

(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. 108).

(3) Not available.

(4) Revised.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 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	Granulated 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
April	5.5	11.3	14.8	17.2	7.1	11.8	.8
May	5.8	10.9	14.7	20.9	8.2	11.9	.9
June	5.6	10.7	11.5	17.6	7.9	12.4	1.0
2nd Quarter	16.9	32.9	41.0	55.7	23.2	36.1	2.7

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 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	5.4 ⁽²⁾	10.9	213.7	205.1	317.5	11.3
February	1.2	4.8 ⁽²⁾	9.4	182.2	182.4	290.0	11.4
March	1.4	6.0 ⁽²⁾	16.5	182.7	159.1	382.4	11.1
1st Quarter	3.9	16.2 ⁽²⁾	36.8	578.6	546.6	989.9	33.8
April	1.5	6.5	20.6	206.5	161.9	324.3	10.6
May	1.5	7.6	23.4	220.7	241.2	375.2	8.4
June	1.4	9.1	25.3	163.3	229.1	248.7	8.7
2nd Quarter	4.4	23.2	69.3	590.5	632.2	948.2	27.7

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

(2) Revised.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 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		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	9,766.8 ⁽³⁾	102.1	139.6	109.7
1949							
1st Quarter	54.5	43.8	33.2	2,718.6 ⁽³⁾	33.2	45.2	29.3
2nd Quarter	59.7	43.2	41.4	2,590.0 ⁽³⁾	33.8	60.0	33.0
3rd Quarter	53.0	40.2	43.5	2,333.4 ⁽³⁾	30.9	33.2	36.6
4th Quarter	63.4	46.8	42.7	2,448.4 ⁽³⁾	34.6	53.6	41.9
Total, 1949	230.6	174.0	160.8	10,090.4 ⁽³⁾	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	201.1
1951							
January	20.1	20.8	14.7	1,001.7	14.0	15.6	16.7
February	18.8	21.6	12.8	1,000.1	11.2	9.0	17.7
March	20.6	20.4	15.4	1,068.0	12.1	11.3	20.0
1st Quarter	59.5	62.8	42.9	3,069.8	37.3	35.9	54.4
April	20.1	21.6	15.5	1,065.0	11.7	14.2	18.9
May	19.0	20.1	15.7	1,084.7	13.2	11.8	20.6
June	19.2	22.3	16.0	1,032.3	13.1	11.9	19.7
2nd Quarter	58.3	64.0	47.2	3,182.0	38.0	37.9	59.2

(1) Data for 1950 and 1951 are estimated (see p. 110).

(2) Data for 1945 are not available.

(3) Revised.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 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	128.8	57.2	1,432.2 ⁽²⁾	29.5
1946	46.6	14.3	7,465.7	138.4	76.6	1,982.6	38.1 ⁽²⁾
1947	54.3	18.1	8,224.5	157.7	121.0	2,085.6	46.7
1948	64.3	18.2	8,040.4	190.0 ⁽²⁾	146.7	2,040.3	45.3
1949							
1st Quarter	19.2	4.1	1,951.6	40.8 ⁽²⁾	35.0	351.7 ⁽²⁾	7.4
2nd Quarter	17.4	3.0	1,424.6	52.5 ⁽²⁾	51.7	686.1 ⁽²⁾	8.7
3rd Quarter	17.9	3.1	1,082.1	46.7 ⁽²⁾	42.4	920.2 ⁽²⁾	11.9
4th Quarter	26.2	5.3	1,701.3	52.2 ⁽²⁾	56.1	573.0 ⁽²⁾	11.9
Total, 1949	80.7	15.5	6,159.6	192.2 ⁽²⁾	185.2	2,531.0 ⁽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
April	7.6	2.2	735.2	13.3	26.7	221.3	5.3
May	7.6	2.4	813.4	17.3	24.7	284.9	5.0
June	5.4	1.7	807.3	11.8	31.7	264.7	4.2
2nd Quarter	20.6	6.3	2,355.9	42.4	83.1	770.9	14.5

(1) Includes siding.

(2) Revised.

TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — JUNE, 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	22.2	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
April	1.5	1.4	27.2	25.4	95.9	36.0	4.4	3.7	14.9	13.9	6.9	7.0
May	1.9	1.0	35.7	25.1	92.4	39.5	4.7	4.2	16.9	11.5	8.4	9.1
June	1.7	.7	35.2	25.4	106.1	44.7	4.7	4.3	12.6	10.4	8.1	9.9

TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — JUNE, 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
April	11.4	1.8	14.3	8.0	19.5	2.6	21.5	2.4	17.9	1.2	12.2	3.0
May	12.3	2.6	10.2	9.1	19.1	2.5	20.8	1.7	18.2	1.2	11.4	3.5
June	10.7	4.9	8.3	12.2	19.2	2.4	22.2	1.7	18.7	1.1	12.4	3.5

TABLE 37.— SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — JUNE, 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	18.8	17.5
March	163.8	110.9	147.5	399.6	5.7	7.8	.6	2.2	18.1	1.2	17.7	21.7
April	267.4	89.8	150.5	387.3	6.1	6.9	.5	2.0	11.9	2.5	15.7	19.9
May	166.5	106.8	228.5	356.2	8.0	6.8	.8	3.7	13.6	2.0	17.6	23.2
June	130.0	95.4	375.9	272.2	11.3	2.4	1.3	3.9	13.1	.9	21.0	21.5
July	190.2	116.1	427.1	122.5	7.7	2.2	1.3	3.7	9.1	.5	14.8	21.7
August	190.6	92.6	419.6	138.1	11.9	1.2	2.5	2.7	17.2	.7	12.7	21.3
September	182.2	96.6	419.4	144.7	10.2	1.9	2.5	2.1	17.9	.9	20.9	17.7
October	235.6	73.2	519.7	104.3	11.3	2.0	2.4	1.9	19.7	1.0	16.3	17.2
November	245.7	71.2	489.7	62.1	11.3	2.3	2.3	1.5	18.5	1.6	18.4	18.6
December	186.2	59.4	293.0	78.8	10.1	1.7	2.0	1.6	9.3	1.8	13.3	18.3
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
April	179.9	46.6	330.0	30.2	9.4	3.6	1.6	2.4	13.2	1.5	21.6	22.4
May	213.4	60.9	366.8	38.7	6.7	5.3	1.2	3.5	18.1	.7	19.3	23.5
June	150.6	68.2	252.7	34.7	7.6	6.3	1.3	4.0	12.0	.5	24.5	25.6

TABLE 38.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 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. $\frac{1}{4}$ "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	2.0 ⁽¹⁾	1.5	19.2	337	700	9,639
1st Quarter	1,982	4.6 ⁽¹⁾	4.5	52.6	1,364	1,813	32,671
April	1,032	2.2	2.0	27.0	772	593	12,240
May	1,000	2.7	1.8	34.7	2,285	1,032	8,943
June	820	1.7	1.8	26.6	1,022	692	11,581
2nd Quarter	2,852	6.6	5.6	88.3	4,079	2,317	32,764

(1) Revised.

TABLE 38.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 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
April	26	202.0	1.9	177	81	134
May	27	284.0	1.8	208	111	163
June	20	217.9	1.3	158	91	76
2nd Quarter	73	703.9	5.0	543	283	373

TABLE 38.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 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
April	67	31	5,125	646	7.9	2,120
May	246	18	2,292	1,053	6.4	1,881
June	272	5	1,348	1,499	6.8	1,808
2nd Quarter	585	54	8,765	3,198	21.1	5,809

(1) Not available.

TABLE 39.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 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
April	303.2	681	2.2	290	4,926	.2	0
May	285.7	519	7.0	222	4,530	.3	.3
June	265.4	430	3.2	155	7,563	.4	.4
2nd Quarter	854.3	1,630	12.4	667	17,019	.9	.7

TABLE 39.— EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945—JUNE, 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	26	514
1st Quarter	293	384	434	6.4	364,516	26	1,163
April	90	0	249	.1	55,880	25	631
May	126	295	166	.4	53,496	0	669
June	88	407	235	0	0	52	695
2nd Quarter	304	702	650	.5	109,376	77	1,995

(1) Not available.

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

Period	Pig Iron	Steel ⁽¹⁾ Ingot	Rolling Mill Products ⁽¹⁾			
			Production from		Exports	Domestic Disappearance
			Canadian Ingot	Imports		
1945	1,786 ⁽²⁾	2,761 ⁽²⁾	1,985	789	40	2,734
1946	1,404 ⁽²⁾	2,253 ⁽²⁾	1,606	721	36	2,291
1947	1,973 ⁽²⁾	2,855	2,052	906	51	2,907
1948	2,130 ⁽²⁾	3,087	2,212	939	239	2,912
1949						
1st Quarter	558	813 ⁽²⁾	580	321	50	851
2nd Quarter	581 ⁽²⁾	806	573	427	41	959
3rd Quarter	524	707	498	303	26	775
4th Quarter	500 ⁽²⁾	764 ⁽²⁾	544	106	45	605
Total, 1949	2,163 ⁽²⁾	3,090 ⁽²⁾	2,195	1,157	161	3,191
1950						
1st Quarter	527 ⁽²⁾	821 ⁽²⁾	580	188	25	743
2nd Quarter	582 ⁽²⁾	827	576	279	13	842
3rd Quarter	595	801	547	284	11	820
4th Quarter	612	847	565	326	20	872
Total, 1950	2,316 ⁽²⁾	3,296 ⁽²⁾	2,268	1,077	68	3,277
1951						
1st Quarter	615	875	627	299 ⁽²⁾	13	913 ⁽²⁾
2nd Quarter	643	888	644	452	124	972

(1) Excludes castings and forgings (see p. 111).

(2) Revised.

TABLE 41.— SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,
CANADA, 1946 — JUNE, 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											
1st Quarter	77.7	125.2	54.0	84.0	69.0	43.8	163.9	617.6	318.1	39.5	975.2
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
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
4th Quarter	96.4	116.9	69.5	95.2	90.0	58.9	155.5	682.4	356.2	81.4	1,120.0
Total, 1950	357.6	500.8	262.0	358.0	314.3	200.1	621.5	2,614.3	1,400.3	218.8	4,233.4
1951											
January	35.8	55.5	26.6	38.5	29.3	18.5 ⁽²⁾	56.3 ⁽²⁾	260.5 ⁽²⁾	143.5 ⁽²⁾	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	61.1 ⁽²⁾	174.8 ⁽²⁾	765.8 ⁽²⁾	415.7 ⁽²⁾	12.8	1,194.3
April	28.5	57.2	24.8	35.1	30.1	24.9	62.7	263.3	145.5	2.1	410.9
May	36.4	55.6	28.3	35.2	30.6	29.2	65.5	280.8	161.6	3.1	445.5
June	34.3	49.8	26.1	34.4	28.3	21.4	71.4	265.7	135.5	3.4	404.6
2nd Quarter	99.2	162.6	79.2	104.7	89.0	75.5	199.6	809.8	142.6	8.6	1,261.0

(1) For details (see p. 111).

(2) Revised.

TABLE 42.— VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
AT RAILWAY STATIONS IN CANADA,
1945 — JUNE, 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
April	391	453	66	68	196	8	1,182
May	375	671	84	64	202	10	1,406
June	419	774	75	63	181	10	1,522
2nd Quarter	1,185	1,898	225	195	579	28	4,110

(1) For source and explanatory note see p. 112.

(2) Includes plywood.

TABLE 43.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING
MATERIAL INDUSTRIES, CANADA, ⁽¹⁾ 1946 — JUNE, 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	5,722	48.50
Annual Average	114,379	5,253	45.84
1951—January	110,426	5,003	45.31
February	111,610	5,455	48.89
March	112,282 ⁽²⁾	5,533 ⁽²⁾	49.28
April	113,876	5,695	50.01
May	114,951	5,899	51.32
June	119,435	6,003	50.26

(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 — JULY, 1951.

Period	Number of Estab- lishments	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	—	262	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
May	5	282	157	125	—
June	1	40	40	—	—
2nd Quarter	12	663	355	185	123
July	2	84	75	9	—

(1) See p. 112.

(2) Covers period March — December only.

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 — JUNE, 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 Annual Average	—	252	3,695	4,810	12	94	98	264	3,789	4,908
1948 Annual Average	270	289	3,783	4,879	16	99	103	305	3,882	4,982
1946—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
June 2	329	357	4,231	5,247	14	84	85	371	4,315	5,332

(1) Not available prior to August, 1947.

(2) Includes an estimate for Manitoba (see p. 112).

TABLE 46.— EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION
OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK,
CANADA, MARCH, 1949 — JUNE, 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
June 2	3.1	6.3	48.0	31.8	10.8	43	15,136

(1) For qualitative note (see p. 113).

TABLE 47.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, ⁽¹⁾ 1945 — JUNE, 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	172.3 ⁽³⁾
March	114,303	6,850	49.77 ⁽³⁾	334.6 ⁽³⁾	172.3 ⁽³⁾
April	115,812	5,634	48.51	339.7	173.3
May	124,116	6,319	50.92	363.0	175.6
June	132,701	6,686	50.38	388.1	179.4

(1) As reported by employers with 15 or more employees. Revised series (see p. 113).

(2) Estimated.

(3) Revised.

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 — JUNE, 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	40.5 ⁽³⁾	1,364	81.1 ⁽³⁾	32.68
1946					
Annual Average	52,899	37.4 ⁽³⁾	2,057	82.2 ⁽³⁾	32.28
1947					
Annual Average	72,738	39.1 ⁽³⁾	2,867	90.9 ⁽³⁾	35.67
1948					
Annual Average	82,341	38.8	3,296	99.6 ⁽³⁾	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	4,518	117.1	47.31
December	108,523	40.1	4,360	117.5	47.12
Annual Average	98,507	39.6	3,907	113.3	44.85
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	39.4 ⁽³⁾	3,544	122.1	47.99
April	92,117	37.9	3,492	122.5	46.43
May	100,314	39.7	3,985	124.0	49.23
June	111,647	37.7	4,211	125.6	47.35

(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 — JUNE, 1951.

Period	Construction Labour Income \$ Millions		Total Labour Income \$ 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
April.....	53	35	769	505
May.....	58	38	788	517
June.....	63	41	825	535
2nd Quarter.....	174	114	2,382	1,557

(1) For coverage (see p. 114).

TABLE 50.— UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944 — JUNE, 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
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
April	137	786	856	14,375	370	1,893	53	278	159	1,321	218	1,678	1,793	20,331	2,643	12,325	4,436	32,656
May	169	463	1,158	6,686	508	627	63	137	184	782	260	931	2,342	9,626	3,452	6,188	5,794	15,814
June	241	309	1,225	4,198	434	504	53	107	225	756	310	492	2,488	6,366	2,279	4,816	4,767	11,182

TABLE 51.— NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND
ESTABLISHING BENEFIT YEARS, CANADA,
1945 — JUNE, 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	181	1,797	298	103	478	249	395	3,501
1st Quarter	1,587	18,297	3,875	903	1,998	1,160	3,623	31,443
April	392	4,226	658	230	749	363	861	7,479
May	92	752	131	53	303	190	189	1,710
June	67	468	232	26	186	141	116	1,236
2nd Quarter	551	5,446	1,021	309	1,238	694	1,166	10,425

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

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

Trade and Type of Training	June 30, 1947	June 30, 1948	June 30, 1949	June 30, 1950	June 30, 1951
Bricklaying					
Vocational.....	255	27	0	0	0
Apprenticeship.....	547	653	402	316	363
Sub-total.....	802	680	402	316	363
Carpentry					
Vocational.....	371	21	0	0	0
Apprenticeship.....	1,421	1,470	1,146	996	1,000
Sub-total.....	1,792	1,491	1,146	996	1,000
Painting and Decorating					
Vocational.....	78	2	0	0	0
Apprenticeship.....	315	249	173	159	178
Sub-total.....	393	251	173	159	178
Plastering					
Vocational.....	29	0	0	0	0
Apprenticeship.....	185	256	239	256	253
Sub-total.....	214	256	239	256	253
Plumbing and Steam Fitting					
Vocational.....	185	7	1	0	0
Apprenticeship.....	1,396	1,615	1,360	1,575	1,635
Sub-total.....	1,581	1,622	1,361	1,575	1,635
Electrical					
Vocational.....	323	48	0	0	0
Apprenticeship.....	1,275	1,363	1,264	1,275	1,425
Sub-total.....	1,598	1,411	1,264	1,275	1,425
Sheet Metal					
Vocational.....	50	7	0	0	0
Apprenticeship.....	571	609	551	564	617
Sub-total.....	621	616	551	564	617
All Trades					
Vocational.....	1,291	112	1	0	0
Apprenticeship.....	5,710	6,215	5,135	5,141	5,471
Total.....	7,001	6,327	5,136	5,141	5,471

(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 — JUNE, 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
April	118	15	56	15	43	121	21	389	86	475
May	146	307	113	26	57	200	40	889	109	998
June	179	357	106	23	55	196	27	943	176	1,119
2nd Quarter	443	679	275	64	155	517	88	2,221	371	2,592

TABLE 54.— EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,
1948 — JUNE, 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									
1st Quarter	15	66	22	10	16	23	7	12	171
2nd Quarter	17	82	25	10	19	23	14	10	200
3rd Quarter	22	62	22	14	17	30	11	16	194
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
April	2	29	5	4	3	7	4	2	56
May	6	24	5	1	8	14	1	2	61
June	20	0	4	1	0	7	2	40	74
2nd Quarter	28	53	14	6	11	28	7	44	191

(1) Data are preliminary (see p.115).

TABLE 55.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, THE BUILDING MATERIAL INDUSTRY,
AND IN ALL INDUSTRIES, CANADA, 1945 — JULY, 1951.

PERIOD	The Building Industry				Building Material 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	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days
1945	5	12	325	2,848	17	19	2,687	10,703	197	418	96,068	1,457,420
1946	12	76	892	6,535	23	232	39,684	1,459,840	228	1,299	139,474	4,516,393
1947	32	391	6,057	44,262	25	33	3,037	58,049	236	1,173	104,120	2,397,340
1948	18	257	3,322	39,546	11	15	1,189	7,405	154	674	42,820	885,793
1949	13	211	3,602	41,120	10	11	890	11,420	137	542	51,437	1,063,667
1950												
January	1	33 ⁽¹⁾	375	7,000	0	—	—	—	9 ⁽¹⁾	72 ⁽¹⁾	2,831 ⁽¹⁾	38,588 ⁽¹⁾
February	1	33 ⁽¹⁾	375	6,000	0	—	—	—	16 ⁽¹⁾	92 ⁽¹⁾	3,861 ⁽¹⁾	24,871 ⁽¹⁾
March	1	33 ⁽¹⁾	375 ⁽¹⁾	5,000	4	8	3,732	3,469	22	96 ⁽¹⁾	5,600 ⁽¹⁾	25,041 ⁽¹⁾
April	1	33 ⁽¹⁾	375 ⁽¹⁾	3,000	2	2	317	1,520	24 ⁽¹⁾	63 ⁽¹⁾	2,869 ⁽¹⁾	15,272 ⁽¹⁾
May	2	6 ⁽¹⁾	138 ⁽¹⁾	650 ⁽¹⁾	5	6	1,061	8,161	28 ⁽¹⁾	40 ⁽¹⁾	4,491 ⁽¹⁾	24,471 ⁽¹⁾
June	2	10	144	425	5	6	981	15,570	27	43	2,767 ⁽¹⁾	29,692 ⁽¹⁾
July	4	49	1,332	5,636	6	7	1,451	8,071	34 ⁽¹⁾	91	6,394 ⁽¹⁾	50,880 ⁽¹⁾
August	2	1	257	770	2	2	248	1,180	27 ⁽¹⁾	34 ⁽¹⁾	133,392 ⁽¹⁾	1,054,013 ⁽¹⁾
September	0	—	—	—	1	1	140	2,660	23 ⁽¹⁾	28 ⁽¹⁾	15,344 ⁽¹⁾	37,503 ⁽¹⁾
October	0	—	—	—	1	1	1,000	1,000	25 ⁽¹⁾	36 ⁽¹⁾	13,138 ⁽¹⁾	30,766 ⁽¹⁾
November	1	1	40	240	1	1	1,000	24,000	19 ⁽¹⁾	31 ⁽¹⁾	14,165 ⁽¹⁾	49,447 ⁽¹⁾
December	2	3 ⁽¹⁾	69	115	2	2	1,017	3,713	14 ⁽¹⁾	21	2,581 ⁽¹⁾	8,465 ⁽¹⁾
Total, 1950 ⁽²⁾	12 ⁽¹⁾	101 ⁽¹⁾	2,258 ⁽¹⁾	28,836 ⁽¹⁾	19	24	7,295	69,344	161	345	192,153	1,389,039
1951												
January	3	12	88	192	0	—	—	—	17	32	6,253	16,763
February	3	22	180	920	2	6	2,360	9,445	18	49	4,508	18,878
March	1	1	24	155	2	2	120	385	27	42	4,754	15,135
April	0	—	—	—	3	3	434	480	19	27	2,647	9,673
May	4	3	1,008	3,655	10	12	1,309	7,497	39	52	6,560	34,902
June	3	4	936	8,070	7	11	503	3,230	32	59	13,641	128,150
July	6	8	2,024	34,976	6	7	461	2,800	52	145	9,478	119,413

(1) Revised.

(2) Since some strikes overlap from one month to 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 — JULY, 1951.
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Construction Materials ⁽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
May	412.7	149.8	187.0	204.0	127.4	238.2	203.4	205.2	200.0	283.0	288.3
June	411.1	148.8	187.0	205.3	127.5	216.9	206.7	215.6	200.0	282.7	284.5
July	411.1	148.8	187.0	204.5	127.5	214.0	207.9	216.3	208.5	283.3	284.1

(1) Revised series (see p. 115).

TABLE 57.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA,⁽¹⁾
1945 — JULY, 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	178.7	191.7	184.2	184.5	182.2	180.9	184.8	206.7	189.3	193.7	213.7
May	181.3	191.7	184.2	186.8	183.5	183.1	184.8	212.0	190.7	195.1	215.3
June	181.3	191.7	184.7	189.0	184.9	183.1	184.8	212.0	190.7	195.1	216.8
July	181.3	191.7	184.7	190.0	184.9	184.5	186.2	212.0	191.9	196.3	218.5
August	181.3	193.1	195.4	193.7	186.3	187.3	187.5	215.6	192.9	197.3	219.1
September	182.0	193.8	196.6	194.2	187.5	189.3	191.2	215.6	194.0	198.5	221.1
October	182.5 ⁽²⁾	194.2	196.6 ⁽²⁾	194.2	187.5	189.3	191.2	216.0	194.6 ⁽²⁾	199.1	224.5
November	182.9 ⁽²⁾	195.4	196.6 ⁽²⁾	194.2	187.5	189.3	191.2	216.0	195.2 ⁽²⁾	199.7	225.3
December	182.9 ⁽²⁾	195.4	196.6 ⁽²⁾	194.2	187.5	189.3	191.2	216.0	195.2 ⁽²⁾	199.7	226.2
Annual Average	180.7 ⁽²⁾	190.6	189.4 ⁽²⁾	189.5	184.9	184.5	186.4	211.6	190.6	195.0	217.1
1951											
January	182.9 ⁽²⁾	195.4	196.6 ⁽²⁾	194.2	187.9	189.3	191.2	216.0	195.3	199.8	227.3
February	182.9 ⁽²⁾	195.4	196.6 ⁽²⁾	194.2	187.9	189.3	191.2	216.0	195.3	199.8	228.3
March	183.4 ⁽²⁾	196.3 ⁽²⁾	196.6 ⁽²⁾	194.6 ⁽²⁾	189.7 ⁽²⁾	193.2 ⁽²⁾	191.2	221.3 ⁽²⁾	195.3	199.8	230.7
April	184.3 ⁽²⁾	197.8 ⁽²⁾	196.6 ⁽²⁾	194.2 ⁽²⁾	195.2 ⁽²⁾	193.8 ⁽²⁾	191.2	221.3 ⁽²⁾	196.8	201.3	233.1
May ⁽³⁾	189.7	204.2	207.3	196.2	196.6	196.2	197.5	222.1	200.9	205.5	233.8
June ⁽³⁾	189.7	212.6	213.4	200.7	202.8	203.6	202.5	231.5	207.5	212.2	235.3
July ⁽³⁾	194.0	217.9	216.2	203.0	204.7	204.4	205.9	242.1	212.2	217.0	236.8

(1) For source and details of compilation (see p. 116).

(2) Revised.

(3) Preliminary.

TABLE 58.— COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLE-
SALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF
ALL CONSTRUCTION MATERIALS, WHOLESAL PRICE INDEX OF ALL
COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1945 — JULY, 1951.
(1939=100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	All Construction Materials and Wage Rates ⁽¹⁾	All Commodities	Cost of Living	Rent
1945	139.2	137.8	133.2	117.7	108.0
1946	148.0	148.2	140.0	121.8	108.6
1947	168.3	174.3	164.6	133.5	112.4
1948	195.2	202.4	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	201.5	156.8	117.2
April	207.1	209.2	200.7	156.9	117.9
May	207.5	208.8	199.5	157.0	117.9
June	207.4	208.4	199.2	158.1	117.9
July	207.8	208.4	198.6	159.7	118.9
August	206.9	206.9	197.5	160.4	118.9
September	207.4	207.1	197.1	159.9	119.4
October	207.9	208.2	199.5	159.8	119.4
November	207.5	208.3	200.1	159.3	119.4
December	207.5	208.6	199.6	159.0	120.4
Annual Average	207.3	208.4	199.9	158.4	118.5
1950—January	208.2	209.5	200.6	158.6	120.4
February	208.2	211.1	201.6	159.2	120.4
March	208.0	212.0	203.1	161.3	127.8
April	210.3	214.8	204.1	161.6	127.8
May	212.8	217.7	206.4	161.6	127.8
June	217.1	223.4	210.9	163.0	127.8
July	221.6	227.9	213.7	165.0	130.0
August	223.4	230.0	217.4	166.0	130.0
September	228.8	237.1	224.4	167.3	130.5
October	230.8	235.5	221.8	168.2	130.5
November	232.0	234.7	224.2	168.2	131.4
December	233.0	236.4	227.0	168.6	131.4
Annual Average	219.5	224.2	212.9	164.1	128.0
1951—January	236.8	243.1	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
May	250.7	253.8	243.9	179.3	132.6
June	253.3	254.2	244.7	181.4	134.7
July	255.7	256.1	246.2	184.8	134.7

(1) For weighting and method of compilation (see p. 116). Data for the period April, 1951 — July, 1951, are preliminary.

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 — JULY, 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
May	5	25	49	14	7	8.5
June	13	21	45	12	9	7.7
July	28	19	36	10	7	6.8

(1) Not available for 1946 and 1947.

SECTION 8
BUILDING INDUSTRY
TABLE 60.— BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIALS INDUSTRY,
AND IN ALL INDUSTRIES, CANADA, 1945 — JUNE, 1951.

Period	Construction Industry			Building Materials Industry			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									
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 ⁽²⁾									
1st Quarter	33	384	602	6	125	210	243	3,131	4,503
2nd Quarter	36	252	687	4	52	73	277	3,309	5,245

(1) See p. 117.

(2) Preliminary.

TABLE 61.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945 — JULY, 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
May.....	268.8	184.5
June.....	262.1	180.3
July.....	269.2	181.8

PART III

SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

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

PART I

CHARTS

FIGURE 1.—DWELLINGS STARTED, PUBLICLY ASSISTED AND TOTAL, CANADA, QUARTERLY, 1948-JUNE, 1951.

Chart based on data shown in Table 14.

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

Chart based on data shown in Tables 56-58.

PART II

TABULAR MATERIAL

TABLE 1.—NET FAMILY FORMATION, CANADA, 1945-JUNE, 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.

Data on marriages for the period 1945-June, 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 half, 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 half, 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-JUNE, 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, and marriages for the period 1949-June, 1951, obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

Population data for the second, third and fourth quarters, 1949, and the first, second and fourth quarters, 1950, estimated by the D.B.S. Population data for the first quarter, 1949, the third quarter, 1950, and the first quarter, 1951, estimated by the Economic Research Department, C.M.H.C.

TABLE 3.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945-JUNE, 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-JUNE, 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. For the period July 1948 to December 1950, basic data have been revised in accordance with *Statistics of Emigration from Canada*, D.B.S. Reference Paper No. 26, May, 1951. 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 December, 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 and 1951, 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-JUNE, 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-AUGUST, 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-August, 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-August, 1951 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of August, 1951, does not equal the number shown as under construction at the end of 1950 plus starts less completions during the first 8 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-AUGUST, 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 Economic Research Department, 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-August, 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-AUGUST, 1951.

Sources are the same as for Table 7.

TABLE 9.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY TYPE OF UNIT, CANADA, 1947-AUGUST, 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-August, 1951 Sources are the same as for Table 7.

TABLE 10.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945-JUNE, 1951.

Data for this publication for the years 1945-1948 were obtained from *Residential Real Estate in Canada*, by O. J. Firestone, University of Toronto Press, 1951, Tables 77 and 78, pp. 281 and 283. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised. The quarterly estimates for 1950 and 1951 were made by the Economic Research Department, C.M.H.C. Data for 1949-1951 include an allowance for Newfoundland.

Gross residential capital formation represents an estimate of expenditures on new construction and on major improvements and alterations to existing structures. It includes also, supplementary housebuilding expenses of installed non-moveable equipment and payments for professional land and repair services such as architectural and legal fees.

Capital consumption represents an estimate of depreciation and accidental losses to the stock of residential capital such as may be caused by fire, flood, or storm.

Both gross residential capital formation and gross capital consumption are net of raw land and relate to the value of assets created by construction activity only.

Information on the services and methods of estimation may be found in detail in *Residential Real Estate*, pp. 418-430.

TABLE 11.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER, CANADA, 1945-JUNE, 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-June, 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 12.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945-JUNE, 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-June, 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 13.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945-JULY, 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 14.—NUMBER OF NEW PERMANENT DWELLINGS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947-JUNE, 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 Defence Construction Limited, 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 15.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945-AUGUST, 1951.

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

TABLE 16.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, FIRST HALF, 1950 AND 1951.

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

TABLE 17.—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 HALF, 1950 AND 1951.

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

TABLE 18.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-JUNE, 1951.

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

TABLE 19.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941-JUNE, 1951.

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

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

TABLE 20.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945-JULY, 1951.

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

TABLE 21.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, JUNE, 1948-1951.

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

TABLE 22.—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-JUNE, 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 23.—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-JUNE, 1951.

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

TABLE 24.—HOUSING OPERATIONS BY DEFENCE CONSTRUCTION LIMITED, CANADA, NOVEMBER, 1950-JUNE, 1951.

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

TABLE 25.—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-JUNE, 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-June, 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-June, 1951.

TABLE 26.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929-JUNE, 1951.

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

TABLE 27.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-JUNE, 1951.

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

TABLE 28.—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-JUNE, 1951.

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

TABLE 29.—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-JUNE, 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 Fourth Quarter, 1951 issue of *Housing in Canada*.

TABLE 30.—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-JUNE, 1951.

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

TABLE 31.—OPERATIONS UNDER THE QUEBEC HOUSING ACT, NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED AND PROVINCIAL COMMITMENTS, JANUARY, 1948-JUNE, 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-JUNE, 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 DWELLING UNIT, CANADA, 1947-JUNE, 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-JUNE, 1951.

Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-June, 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-June, 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-JUNE, 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-June, 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-JUNE, 1951.

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

Sawn Lumber:

1945—1949 Annual issues *The Lumber Industry in Canada*, D.B.S.

1950—June, 1951 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

Hardwood Flooring:

1946—June, 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—June, 1951 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

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

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

Flue Linings:

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

Vitrified Sewer Pipe:

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

Structural Tile:

1945—June, 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—June, 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—June, 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—June, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945—June, 1951 By courtesy the Steel Controller, Department of Trade and Commerce. Structurals 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—1949 *The Hardware, Tools and Cutlery Industry in Canada, 1949*, D.B.S.

1950—June, 1951 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Mineral Wool Batts:

1945—1949 Annual issues *The Stone Industry in Canada*, D.B.S.

1950—June, 1951 Monthly issues *Mineral Wool*, D.B.S.

Granulated and Loose Mineral Wool:

1945—1949 Annual issues *The Stone Industry in Canada*, D.B.S.

1950—June, 1951 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945—1949 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1950—June, 1951 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

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

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

Single Pole Switches:

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

Duplex Receptacles:

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

Outlet Boxes:

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

Non-Metallic Sheathed Cable:

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

Gypsum Wallboard:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—June, 1951 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Lath:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—June, 1951 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—June, 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—1949 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.

1950—June, 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 1949.

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

Hot Water Storage Tanks:

1945—1949 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

1950—June, 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—June, 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 1949.

Asphalt Shingles:

1945—1947 *Asphalt Roofing Industry, January, 1949*, D.B.S.

1949—1950 *Asphalt Roofing Industry, January, 1951*, D.B.S.

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

Tar and Asphalt Felts:

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

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

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

TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA 1949-JUNE, 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-JUNE, 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-June, 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-JUNE, 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-JUNE, 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. Annual and quarterly revisions for the period 1945-1950 have been made by the Steel Division, Department of Defence Production. 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-JUNE, 1951.

Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S. Monthly revisions for the first quarter, 1951, provided by the Steel Division, Department of Defence Production.

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-JUNE, 1951.

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

1949—June, 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-JUNE, 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-JULY, 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-JUNE, 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, JUNE, 1949-JUNE, 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-JUNE, 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-JUNE, 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-JUNE, 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 11 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 11 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-JUNE, 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-JUNE, 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-JUNE, 1951.

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

TABLE 53.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945-JUNE, 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-JUNE, 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, BUILDING MATERIALS INDUSTRY, AND IN ALL INDUSTRIES, CANADA, 1945-JULY, 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-JULY, 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 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.

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-July, 1951. At July, 1951, the index for residential materials stood at 283 on the 1939 base, or 11 points lower than the index for construction materials which was at 284 in July, 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-JULY, 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 1945-1950 and for the month of March, 1951. Monthly interpolations on these indexes for the year 1950 and the first two quarters 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 1950. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour for 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 1945-1950 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; 1948 and 1949, September and 1950, March and 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 1945-1950, and by courtesy of the Industrial Relations Branch for 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. Monthly index numbers for the second quarter, 1951, estimated by the Economic Research Department on the basis of trend during 1949 and 1950.

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

TABLE 60.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIALS INDUSTRY, AND IN ALL INDUSTRIES, CANADA, 1945-JUNE, 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 60.

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

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

TABLE 61.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945-JULY, 1951.

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

Data for 1947-July, 1951 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-July, 1951.

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

INDEX OF CONTENTS

NOTE.—Page numbers in light type refer to subject matter in the *Factual Summary*, while those in heavier type refer to *Tabular Material*.

	PAGE
Apprenticeship training, construction trades.....	21, 88
Armed service married quarters.....	14, 48, 49
Bankruptcies:	
all industries.....	24, 96
building material industries.....	24, 96
construction industry.....	24, 96
Benefit years established construction industry.....	87
Births.....	28
Building costs:	
completion time.....	95
labour.....	22, 93
materials.....	21, 92
Building industry:	
common stock prices.....	24, 97
earnings.....	84
strikes.....	21, 91
Building labour:	
apprenticeship training.....	21, 88
earnings.....	83, 84
emigration.....	21, 90
employment.....	20, 83, 84
immigration.....	21, 89
income.....	83, 84
strikes.....	21, 91
unemployment.....	21, 86
unfilled vacancies.....	86
unplaced applicants.....	86
vocational training.....	21, 88
Building materials:	
costs.....	21, 92
companies, stock prices.....	24, 97
exports.....	20, 74
imports.....	19, 71
price indexes.....	21, 92
production.....	18, 62-67
railway tons unloaded.....	78
sales.....	19, 68-70
steel, production of.....	18, 76
steel, shipments of.....	18, 77
stocks.....	19, 68-70
supply.....	19, 68-70
unloading at railways stations.....	78
Building material industries:	
bankruptcies.....	24, 96
earnings.....	79
employment.....	79
non-seasonal layoffs.....	20, 80
Building permits issued, residential.....	38
Canadian Farm Loan Act, 1927.....	14, 52

	PAGE
Capital expenditures:	
construction industry.....	11, 37
house-building industry.....	11, 37
Commodity price indexes.....	94
Common stock prices.....	24, 97
Completions, housing units.....	12, 32, 34, 35
Completion time.....	95
Construction expenditures.....	11, 37
Construction industry:	
apprenticeship training.....	21, 88
bankruptcies.....	24, 96
benefit years established.....	87
defence construction limited.....	14
earnings.....	21, 85
employment.....	20, 81
expenditures.....	11, 37
labour income.....	85
unemployment.....	21, 81
unfilled vacancies.....	86
unplaced applicants.....	86
vocational training.....	88
Construction material indexes.....	21, 92
Contracts awarded, residential.....	39
Costs, building.....	21, 94
Cost of living index.....	23, 94
Deaths.....	28
Defence Construction Limited.....	15
Direct Federal Government Housing.....	13, 40
Domestic disappearance:	
building materials.....	62
rolling mill products.....	76
Earnings:	
building industries.....	83, 84
building material industries.....	79
Emigration:	
building labour.....	21, 90
total.....	30, 31
Employment:	
all industries.....	20, 83
building industry.....	20, 83, 84
building material industries.....	79
construction industry.....	20, 81
non-agricultural industries.....	81
Exports, building materials.....	20, 74
Family formation.....	11, 27
Farm Credit Bureau Province of Quebec.....	15, 57
Farm Housing:	
Canadian Farm Loan Act, 1927.....	14, 52
Farm Improvement Loans Act, 1944.....	14, 53
Veterans' Land Act, 1942.....	14, 51
Farm Improvement Loans Act, 1944.....	14, 53
Farm Loan Act, 1927.....	14, 52
Federal Government Housing.....	13, 40
Federal-Provincial projects.....	13
Government assisted housing.....	12, 40

	PAGE
Gross loans, N.H.A., 1944.....	13, 41
Home Extension Loan Guarantees, N.H.A., 1944.....	44
Home-ownership loans.....	42
House-building activity:	
completions.....	11, 32, 34, 35
privately initiated.....	40
publicly assisted.....	40
starts.....	11, 32, 33
under construction.....	11, 32
Housing legislation:	
Province of Quebec.....	15
Rent control, provincial.....	23
Housing units:	
completions.....	11, 32, 34, 35
privately initiated.....	40
publicly assisted.....	40
starts.....	11, 32, 33
under construction.....	11, 32
Immigration:	
building labour.....	21, 89
total.....	11, 29, 31
Imports, building materials.....	19, 71
Improvement Loans Act, Farm, 1944.....	14, 53
Income—Labour:	
construction industry.....	85
total industries.....	85
Indexes:	
all commodity prices.....	94
all construction materials.....	92
common stock prices.....	24, 97
composite, all construction material prices and wage rates.....	94
composite, residential building material prices and wage rates.....	21, 94
cost of living.....	23, 94
employment, building industry.....	21, 83, 84
employment, non-agricultural industries.....	20, 81
rent.....	23, 94
residential building material prices.....	21, 92
wage rates, construction workers.....	22, 93
Institutional mortgage lending.....	15, 58
Insurance, unemployment benefit years established.....	87
Iron and steel:	
production of.....	18, 76
shipment of.....	18, 77
Labour:	
apprenticeship training.....	21, 88
costs.....	21, 93
earnings.....	83, 84
emigration, building labour.....	21, 90
immigration, building labour.....	21, 89
income.....	85
market.....	21
strikes.....	21, 91
unemployment.....	21, 81

	PAGE
unfilled vacancies.....	86
unplaced applicants.....	86
vocational training.....	88
Lending institutions, rental housing.....	15, 59
Loans:	
gross under N.H.A., 1944.....	13, 41
home extension guarantees.....	44
home ownership.....	42
Quebec Farm Credit Bureau.....	57
rental housing.....	14, 42
Management, rental housing.....	14, 54
Marriages.....	11, 28
Married quarters, armed service.....	14, 48, 49
Mortgage loans:	
discharged and registered, Province of Ontario.....	16, 61
lending institutions.....	15, 59
National Housing Act, 1944.....	13, 41
Province of Ontario, Mortgages discharged — registered.....	16, 61
National Housing Act, 1944:	
amendment to.....	13, 41
gross loans.....	13, 41
home extension loans.....	44
loans for home-ownership.....	42
loans for rental purposes.....	42
Net family formation.....	11, 27
Non-agricultural industries, employment.....	21, 81
Non-seasonal layoffs — material industries.....	20, 80
Permits issued, residential building.....	38
Priorities, essential materials.....	28
Population.....	28
Population trends:	
births.....	28
deaths.....	28
emigration.....	30
family formation.....	11, 27
immigration.....	11, 29
marriages.....	11, 28
Prices, common stock.....	24, 97
Price indexes, construction materials.....	21, 92
Privately-initiated housing.....	40
Production:	
building materials.....	18, 62, 63
steel ingots.....	18, 76
Property management, C.M.H.C.....	14, 54
Province of Ontario:	
mortgages registered and discharged.....	16, 61
Province of Quebec Farm Credit Bureau.....	15, 57
Publicly-assisted house-building.....	12, 40
Quebec Farm Credit Bureau.....	15, 57
Railway tons unloaded, building materials.....	78
Real estate lending.....	15, 58
Regulations, essential materials and supplies.....	16
Rental housing:	
armed service married quarters.....	14, 48, 49

	PAGE
lending institutions.....	15, 59
management under C.M.H.C.....	14, 54
National Housing Act, 1944.....	13, 42
rental insurance projects.....	14, 55, 56
veterans' housing projects.....	14, 45
Rent indexes.....	23, 94
Rent control provisions, provincial.....	23
Rental insurance projects.....	14, 55, 56
Residential building materials, wholesale prices.....	21, 92
Residential building permits issued.....	38
Residential capital expenditures.....	11, 37
Residential capital formation, gross and net.....	36
Residential contracts awarded.....	39
Sales, building materials.....	19, 68
Shipments of primary iron and steel.....	18, 77
Stocks, building materials.....	19, 68
Stock prices, common.....	24, 97
Starts of housing units.....	11, 32, 33
Steel shipments of.....	18, 77
Strikes:	
building industry.....	21, 91
building material industry.....	21, 91
Supply, building materials.....	68
Training, vocational in building trades.....	21, 88
Under construction, housing.....	11, 32
Unemployment:	
all industries.....	20, 81
construction industry.....	20, 81
non-agricultural industries.....	20, 81
Unfilled vacancies, construction industry.....	86
Unloading, building materials.....	78
Unplaced applicants, construction industry.....	86
Vacancies, construction industry.....	86
Veterans' Land Act, 1942.....	14, 51
Veterans' rental housing projects.....	14, 45
Vocational training, building trades.....	21, 88
Wage rates:	
building industry.....	20, 93
building material industries.....	79
Wholesale price indexes:	
all commodities.....	94
construction materials.....	92
residential materials.....	21, 92