

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

**HOUSING IN CANADA  
A FACTUAL SUMMARY**

**FIRST QUARTER, 1952**

**OTTAWA, CANADA**

## CONTENTS

	PAGE
Foreword .....	3
List of Tables and Charts .....	5
Part I.—Factual Summary .....	9
Part II.—Tabular Material .....	35
1. Population Trends .....	37
2. House-Building Activity .....	43
3. Publicly-Assisted House Building .....	52
4. Real Estate Lending and Loans for Building Purposes .....	76
5. Building Materials .....	81
6. Building Labour .....	104
7. Building Costs .....	115
8. Building Industry .....	119
Part III.—Sources and Explanatory Notes .....	121
Index .....	143

## FOREWORD

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

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1939 to the first quarter, 1952, 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 and loans for building purposes; (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, 1951, 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, the Department of Defence Production and the Bank of Canada. Data are also provided by the Quebec Government through its Farm Credit Bureau.

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

*Economic Research Department  
Central Mortgage and Housing Corporation*

Ottawa, March, 1952.

# LIST OF TABLES

TABLE	PAGE
1. Net Family Formation, Canada, 1939-1951.....	37
2. Number of Births, Deaths, Marriages, Divorces, and Total Population, Canada, 1939 — 1951.....	38
3. Birth, Death, Marriage and Divorce Rates, Canada, 1939-1951.....	39
4. Number of Immigrants to Canada, By Sex, Marital Status and Age Group, 1939-1951.....	40
5. Number of Emigrants from Canada, By Sex, Marital Status and Age Group, 1939-1951.....	41
6. Number of Immigrants to and Emigrants from Canada By Country, 1939-1951.....	42
7. Number of New Housing Units Started, Completed, and Under Construction, Canada, 1945 — January, 1952.....	43
8. Number of New Permanent Dwellings Started By Urban and Rural Areas, Canada, 1947 — March, 1952.....	44
9. Number of New Permanent Dwellings Completed By Urban and Rural Areas, Canada, 1947 — January, 1952.....	45
10. Number of New Permanent Dwellings Completed, By Type of Unit, Canada, 1947 — January, 1952.....	46
11. Distribution of New Completed Dwellings Unsold, By Number of Months Unsold and Average Number of Months Unsold, Metropolitan Areas and Other Major Cities, Canada, 1950-1951.....	47
12. Gross and Net Residential Capital Formation, Canada, 1939-1951.....	48
13. Expenditures on New Construction, Major Improvements, Repair and Maintenance, Residential and Other Construction, and Gross National Expenditure, Canada, 1939 — 1951.....	49
14. New Residential Construction, Building Permits Issued in 204 Municipalities, Canada, 1940 — 1951.....	50
15. New Residential Construction, Construction Contracts Awarded, Canada, 1939 — January, 1952.....	51
16. Number of New Permanent Dwellings Started, Publicly-Initiated Housing and Privately-Initiated Housing With and Without Federal Government Financial Assistance, Canada, 1947-1951.....	52
17. Lending Operations Under the National Housing Act, 1944, Number and Amount of Gross Loans Approved and Number of Dwellings Financed, Canada, February, 1945 — February, 1952.....	53
18. Lending Operations Under the National Housing Act, 1944, Number and Amount of Loans Approved for Non-Defence Worker Houses Build with Agreed Sale or Contract Price, and Number of Dwellings Financed, Canada, October, 1951 — February, 1952..	54
19. Lending Operations Under the National Housing Act, 1944, Gross Loans Approved, By Type of Loan, Canada, 1950-1951.....	55
20. Lending Operations Under the National Housing Act, 1944, Analysis of Gross Loans Approved, Showing Number and Amount of Loans, Number of Dwellings and Average Estimated Cost By Type of Dwelling, Canada, 1950 and 1951.....	56
21. Operations Under the National Housing Act, 1944, Home Extension Loan Guarantees Approved, Canada, April, 1946 — 1951.....	57
22. 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 — January, 1952.....	58
23. 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 — January, 1952.....	59
24. Approved Applications for Double Depreciation on Rental Housing Projects, Number of Projects and Units and Total Estimated Cost, Canada, June, 1947 — 1951.....	60
25. Federal-Provincial Housing Projects Under Section 35 of the National Housing Act, 1944, By Central Mortgage and Housing Corporation, Canada, 1950 — 1951.....	61
26. Federal-Provincial Land Assembly Projects Under Section 35 of the National Housing Act, 1944, Canada, 1950 — 1951.....	62
27. Land Assembly Projects Under Section 11B of the National Housing Act, 1944, Canada, 1947 — 1951.....	63
28. Veterans' Rental Housing Projects By Central Mortgage and Housing Corporation, Number of New Dwellings Started, Completed, and Under Construction, and Actual Expenditure, Canada, 1941 — 1951.....	64
29. Veterans' Rental Housing Projects By Central Mortgage and Housing Corporation, Construction Under Contract, By Units, Canada, 1945 — January, 1952.....	65
30. Veterans' Rental Housing Projects By Central Mortgage and Housing Corporation, Dwellings Under Contract, By Twenty-Three Stages of Construction, Canada, Year Ends, 1948 — 1951.....	66
31. 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 — 1951.....	67

TABLE	PAGE
32. 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 - 1951.....	68
33. 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 - 1951.....	69
34. Housing Operations and Other Construction Operations By Defence Construction Limited, Canada, November, 1950 - January, 1952.....	70
35. Housing Operations By Central Mortgage and Housing Corporation for the Department of Defence Production, Number of Contracts Awarded, and Dwellings for which Contracts have been Awarded, Number of Dwellings Started, Completed, and Under Construction, and Expenditures, Canada, January - December, 1951.....	71
36. 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 - 1951.....	72
37. Lending Operations Under The Canadian Farm Loan Act, 1927, Canada, 1929 - 1951 ..	73
38. Lending Operations Under The Farm Improvement Loans Act, 1944, Canada, March, 1945 - 1951.....	74
39. Operations Under The Quebec Housing Act, Number and Amount of Loans Approved, Number of Dwellings Involved, and Provincial Commitments, January, 1948 - 1951..	75
40. Gross Mortgage Loans on Real Estate Approved By Lending Institutions, By Type of Loan, Canada, 1947 - 1951.....	76
41. Gross Mortgage Loans Approved on New Non-Farm Housing Construction, By Type of Lending Institution, and By Type of Dwelling, Canada, 1947 - 1951.....	77
42. Number of Mortgages Registered and Discharged, Greater Toronto Area, and Province of Ontario, 1939 - 1951.....	79
43. Loans for Building Purposes and Other Loans Made By Chartered Banks, Canada, 1939 - 1951.....	80
44. Indexes of Production of Construction Materials, By Lumber, Other Construction Materials, and Total, and Index of Domestic Disappearance of Construction Materials Excluding Lumber, Canada, 1939 - 1951.....	81
45. Production of Selected Building Materials, Canada, 1939 - 1951.....	82
46. Sales and Stocks of Selected Building Materials, Canada, 1939 - 1951.....	87
47. Imports of Selected Building Materials, Canada, 1939 - 1951.....	90
48. Exports of Selected Building Materials, Canada, 1939 - 1951.....	93
49. Production of Pig Iron and Steel Ingot and Estimated Domestic Disappearance of Rolling Mill Products, Canada, 1939 - 1951.....	95
50. Shipments of Primary Iron and Steel Shapes to Consuming Industries, Canada, 1946 - 1951.....	96
51. Production of Selected Iron and Steel Building Materials, Canada, 1939 - 1951.....	97
52. Sales and Stocks of Selected Iron and Steel Building Materials, Canada, 1939 - 1951...	98
53. Imports and Exports of Selected Iron and Steel Building Materials, Canada, 1939 - 1951.	99
54. Volume of Selected Building Materials Unloaded at Railway Stations in Canada, 1939 - 1951.....	100
55. Employment and Weekly Payrolls in the Building Material Industries, Canada, 1946 - 1951.....	101
56. Non-Seasonal Layoffs in Building Material Producing Industries, Number of Establishments and Number of Employees By Reason for Layoff, Canada, March, 1948 - January, 1952.....	102
57. Capital Expenditures in Building Material Industries, Canada, 1945 - 1951.....	103
58. Employment, Unemployment and the Labour Force, By Industry, Construction, Non-Agricultural and All Industries, Canada, 1939 - 1951.....	104
59. Employment in the Construction Industry, Percentage Distribution of Construction Workers, By Number of Hours Worked per Week, Canada, March, 1949 - 1951.....	105
60. Employment and Weekly Payrolls in the Building Industry and Indexes of Employment in the Building and Non-Agricultural Industries, Canada, 1939 - 1951.....	106
61. Number of Hourly Wage-Earners, Average and Total Number of Hours Worked per Week, Average Hourly and Weekly Earnings, Building Industry, Canada, 1945 - 1951.	107
62. Labour Income in the Construction Industry and Total Labour Income, Canada, 1939 - 1951.....	108
63. Unfilled Vacancies and Unplaced Applicants in Construction Trades, Canada, December, 1944 - January, 1952.....	109
64. Number of Male Workers in Construction Trades Applying for Unemployment Insurance Benefits and Establishing Benefit Years, Canada, 1942 - 1951.....	110
65. Vocational and Apprenticeship Training in Construction Trades, By Number in Training, Canada, 1945 - 1951.....	111
66. Immigration of Construction Workers, By Trade, Canada, 1939 - 1951.....	112
67. Emigration of Skilled Construction Workers, By Trade, Canada, 1948 - 1951.....	113

TABLE	PAGE
68. Strikes and Lockouts in the Building Industry, The Building Material Industries, and in All Industries, Canada, 1939 - 1951.....	114
69. Indexes of Wholesale Prices, of Residential Building Materials, and Composite Index of All Construction Materials, Canada, 1939 - January, 1952.....	115
70. Indexes of Average Hourly Wage Rates in Construction Trades and in All Industries, Canada, 1939 - January, 1952.....	116
71. Composite Index of Wage Rates in The Construction Industry with Wholesale Prices of Residential Building Materials, and with Wholesale Prices of All Construction Materials, Wholesale Price Index of All Commodities and Indexes of Cost of Living and Rent, 1939 - January, 1952.....	117
72. 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 - January, 1952.....	118
73. Bankruptcies in the Construction Industry, Building Material Industries and in All Industries, Canada, 1939 - 1951.....	119
74. Indexes of Stock Prices of Common Shares of Sixteen Building Material Companies, and Eighty-two Industrial Companies, Canada, 1939 - January, 1952.....	120

#### LIST OF CHARTS

FIGURE	PAGE
1. Production of Twelve Selected Building Materials, Canada, Quarterly, 1947 - 1951....	24
2. Indexes of Residential Building Material Prices, Wage Rates of Construction Workers, and Combined Index of Material Prices and Wage Rates, Canada, January, 1948 - December, 1951.....	30

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

## SECTION 1.—POPULATION TRENDS (See Tables 1-6)

Net family formation in Canada showed a pronounced increase in 1951, after undergoing moderate declines in 1949 and 1950. A slight rise in natural increase during 1951 was supplemented by a substantial increase in the number of immigrant married females. Net family formation totalled 96,500 in 1951, an increase of 31 per cent from the number of families formed in 1950. Marriages numbered 128,100 in the 1951 period, 2 per cent more than in 1950 and deaths to married persons increased 2 per cent to 54,100 from 1950. Immigration of new families as represented by married females, at 37,000 was over double the number in 1950 and emigration of families from Canada totalled 9,300, an increase of 900 over the previous year.

### *Immigration and Emigration*

Immigration into Canada reached 194,400 in 1951, over two and one-half times the number entering Canada in 1950. Of this total, males of 18 years and over constituted the largest group at 95,800 and females of 18 years and over numbered 53,200.

As in the past twelve years there were more persons leaving Canada to take up residence in the United States in 1951, than United States citizens immigrating to Canada. During 1951 emigration to the United States from Canada totalled 28,200 persons, over three times the number of Americans immigrating to Canada. For population movements between Canada and the United Kingdom the situation was the reverse. Immigration from the United Kingdom to Canada totalled 31,100 persons in 1951, over seven times the number of persons emigrating from Canada to the United Kingdom. Immigration into Canada from all other countries numbered 155,600 during 1951 and emigration from Canada to these countries amounted to 2,300 persons.

## SECTION 2.—HOUSE-BUILDING ACTIVITY (See Tables 7-15)

In 1951, the volume of house-building declined for the first time in the post-war years to a level below the rate prevailing in the period 1948 to 1950. Although completions of new permanent dwellings remained relatively high in 1951 owing to a large carryover of 59,400 units at the end of 1950, starts of new dwellings slackened off in 1951 leaving a carryover of 47,500 units at the end of the year for completion in 1952.

Completions of new dwellings in 1951 declined 8 per cent from 91,800 units in 1950 to 84,800 units in 1951. Starts of new dwellings in 1951, after running ahead of 1950 for the first four months of the year, began to decline in May and dropped progressively for the remainder of the year. In 1951, 72,100 new dwellings, including conversions, were started, a decrease of 24 per cent from the 95,300 started in 1950.

In January and February, 1952 starts continued at a lower rate than those prevailing a year earlier. But in March, 1952 starts were at about the same level as in 1951. This is indicated by the number of dwellings started in cities and towns with population of 5,000 and over which numbered 3,400 in March, 1952 as compared with 3,300 in March, 1951.



In 1951, starts declined more rapidly in urban centres. In cities and towns of 5,000 population and over starts decreased 30 per cent from 68,600 in 1950 to 47,400 in 1951. In towns of less than 5,000 population and in rural areas starts declined 10 per cent from 23,900 in 1950 to 21,200 in 1951.

A number of factors varying in importance from one locality to another but generally present across the country contributed to the decline in housing starts in 1951. Most important among these factors were increased down payment requirements and carrying charges for new houses, a relative shortage of institutional mortgage funds and shortages of serviced land.<sup>(1)</sup>

Higher down payments and increased carrying charges were associated with rising construction costs (see p. 29) and municipal taxes, higher interest rates on mortgage loan account (see p. 14) and the withdrawal of the one-sixth additional loan under the National Housing Act, 1944 in February, 1951 (see p. 13). Down payment requirements were modified later in the year when the government announced on October 5, 1951 a relaxation of housing credit terms, making possible purchases of homes under an agreed end sale plan with a down payment of 20 per cent, and in the case of defence workers with a down payment of 10 per cent (see p. 14). The relative shortage of institutional mortgage funds developed mainly as a result of the limited funds available to lending institutions for residential mortgage investment and attractive alternative investment opportunities (see Section 4). The shortage of serviced land was associated with the rapid rate of urban house building in the post-war period and the strain on municipal budgets imposed by higher costs of installation of new water, sewer, road and school facilities.

#### *Completed Unsold Houses*

As an indicator of the pressure of purchaser demand for new houses a series is shown in Table 11 giving the number of completed dwellings that are unsold in 25 major cities and metropolitan areas in Canada.

At the end of 1951, there were about 1,200 such dwellings in these centres or nearly 4 times as many as at the end of 1950. The unsold dwellings at the end of 1951 however represented for the most part recent completions, as about 90 per cent had been on the market for three months or less. At the end of 1950, only 78 per cent of the unsold dwellings had been completed within the previous 3 months. The sudden accretion to the stock of unsold dwellings in these centres during the last quarter of 1951 is attributable mainly to developments in Toronto where completions in 1951 were higher than ever before, and where the number of unsold dwellings which had been at an insignificant level up until October of 1951, increased to about 400 at the end of the year.

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

A smaller share of gross national expenditure was invested in housing during 1951 than in 1950. In 1951, expenditures on the construction of new housing including major alterations and repair totalled \$836 million or 3.9 per cent of gross national expenditure. In 1950 new residential construction outlay represented 4.7 per cent of gross national expenditure.

Capital investment in the form of new non-residential construction claimed a slightly larger portion of gross national expenditure in 1951 than in 1950. In

---

<sup>(1)</sup>For a fuller discussion see *Annual Report, 1951*, Central Mortgage and Housing Corporation, March, 1952, pp. 3-4.

1951, expenditures on these categories of new construction totalled \$1.8 billion or 8.7 per cent of the gross national expenditure as against 8.4 per cent of gross national expenditure in 1950. The increase occurred however in the defence and defence supporting industrial sector, as other types of non-residential construction fell off in 1951 (see p. 21).

The decline in house-building activity during 1951 is greater when expressed in terms of volume instead of value. On the basis of an average increase of 15 per cent in house-building costs in 1951 the value of residential construction put in place during the year in terms of 1950 dollars was \$727 million. This represents a decrease of 14 per cent from \$843 million expended on new housing in 1950.

### *Gross and Net Residential Capital Formation*

The rate of growth of residential capital formation was at a slower pace in 1951 than in 1950.

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 \$854 million in 1951. In 1950 dollar terms this represents an addition of \$743 million to the housing stock. In 1950, actual gross residential capital formation amounted to \$861 million.

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, is estimated at \$423 million for 1951. In 1950, the value of residential capital used up was estimated at \$349 million. These estimates are in terms of the prices prevailing in 1950 and 1951.

Net residential capital formation which is the difference between gross residential capital formation and residential capital consumption thus amounted to \$431 million on a current dollar basis and \$375 million on a constant dollar basis in 1951. This compares with a net addition to the housing stock of \$512 million in 1950.

## SECTION 3.—PUBLICLY-ASSISTED HOUSE BUILDING

(See Tables 16-39)

Publicly-assisted house building which had been characterized by continuing increases in the post-war years owing to rising levels of loan approvals under the National Housing Act, declined markedly in 1951. Dwelling units started with government financial assistance during 1951 numbered 26,400, down 41 per cent from 1950. This decrease is associated with a drop of 41 per cent in starts of dwellings financed under the National Housing Act during the year (see below), and a decline of 42 per cent in dwellings started under various publicly-initiated programs including veterans' rental housing and armed service married quarters.

### *The National Housing Act, 1944*

During 1951 three major changes were introduced in housing measures under the National Housing Act, 1944. The first change occurred in February, 1951 when the one-sixth loan which was in addition to the basic joint loan

provided for home-ownership building under the Act, was discontinued.<sup>(1)</sup> At the same time direct loan assistance by Central Mortgage and Housing Corporation on rental insurance projects was suspended. In addition, the amount of rentals guaranteed on projects financed by lending institutions formerly calculated on the basis of an 85 per cent mortgage was to be calculated on the basis of an 80 per cent mortgage. These changes were introduced to permit an accelerated flow of construction resources into the developing defence and defence supporting construction program, and to contain the housing program within the limits of prospective total resources.

The second change occurred in June when the National Housing Act was amended to authorize the Governor in Council to prescribe the maximum rate of interest that may be charged to the borrower under the Act.<sup>(2)</sup> Under authority of the amendment the rate of interest payable by a borrower on joint loans was increased from 4½ per cent to 5 per cent per annum calculated semi-annually.<sup>(3)</sup> Increases of ½ of 1 per cent in the interest rate were also effected with respect to rental insurance loans, primary producer housing loans and limited-dividend corporation housing loans. These changes in the interest rates payable under the National Housing Act came as a result of the rise which took place early in the year in conventional mortgage interest rates, and other long-term interest rates. The changes were made to restore the relative attraction of these loans to institutional investors.

The third change occurred in October, 1951 when down payment requirements under the National Housing Act were reduced to 20 per cent for prospective home owners and for builders of dwellings for sale, provided there is an agreed sale or contract price.<sup>(4)</sup> In order to co-ordinate new housing with defence worker needs, special provisions were also made for loans on dwellings for defence workers on the basis of a down payment of 10 per cent under the terms of the National Housing Act, 1944.<sup>(5)</sup> With respect to rental housing, the regulations provide that failing financing from lending institutions, Central Mortgage and Housing Corporation will again consider applications for direct loans under the Rental Insurance Plan on an 80 per cent basis. Also, for approved rental insurance projects for defence workers, direct loans of 85 per cent of the estimated project cost and guarantees on the basis of such an 85 per cent loan may be approved. In such cases the stipulation of a maximum return of rentals to the owner is extended to 5 years rather than 3 years as on other rental insurance projects, and priority of occupancy must be given to prospective defence worker tenants.

Lending operations under the National Housing Act, following a progressive increase from 1945 to 1950, declined in 1951. During 1951 the total number of housing units for which gross loans were approved under the Act, at 23,000, was 49 per cent lower than in 1950. The value of gross loans approved in 1951 totalled \$152 million, one-half the \$306 million approved for loans in 1950.

In overall terms the decline in the number of dwellings approved for loans, in 1951 was most pronounced in home-ownership housing. In this group loans to prospective home owners involved 4,647 dwellings in 1951, a drop of 60 per

---

(1) Statement of the Minister of Resources and Development, *House of Commons Debates*, Feb. 5, 1951, pp. 69, 70.

(2) Chapter 46, 15 George VI, 1951.

(3) Order-in-Council P.C. 3344 dated June 26, 1951, as reenacted in Order-in-Council P.C. 744 dated Feb. 7, 1952.

(4) Announced by the Minister of Resources and Development, October 5, 1951.

(5) Order-in-Council P.C. 5412 dated Oct. 9, 1951.

cent from 1950. The number of dwellings approved for loans to builders for sale also decreased notably from 26,100 in 1950 to 13,500 in 1951, a decrease of 49 per cent from 1950.

Activity under the rental provisions of the Act declined 37 per cent to 4,846 units approved for loans, owing to a contraction in rental insurance loans in 1951. Apartment units approved under the Rental Insurance Plan numbered 1,213 in 1951, a decrease of 72 per cent from a year earlier. Loans to individuals for construction of rental dwellings without guarantees under the Rental Insurance Plan showed an increase of 7 per cent to 3,451 units in 1951. Increased interest was also reflected in long-term low-interest rate loans to limited dividend corporations. Rental dwellings approved for construction by limited dividend corporations increased from 94 in 1950 to 174 units in 1951.

Loan approvals under the National Housing Act in 1951 reflect increased construction and land costs and higher down payment requirements in effect during the period February to October, 1951. Average construction costs per dwelling, as estimated by builders operating under the National Housing Act, increased 13 per cent from \$7,896 in 1950 to \$8,952 in 1951. Average finished floor area per dwelling remained relatively stable in 1951, increasing only 2 per cent from 1,037 square feet in 1950 to 1,055 square feet in 1951. Land costs showed a marked increase rising 23 per cent from \$758 per dwelling in 1950 to \$933 per dwelling in 1951. Reflecting increased construction costs for the year and the withdrawal of the one-sixth additional loan in February, 1951, down payment requirements on dwellings approved under the Act increased from an average of \$2,200 in 1950 to \$3,600 in 1951.

One-storey single family dwelling units continued to account for the largest proportion of dwellings approved under the Act, representing 43 per cent of units approved in 1951 as against 39 per cent in 1950. Apartments represented 18 per cent in 1951 compared with 14 per cent in 1950.

#### *Federal-Provincial Housing Agreements*

Section 35 of the National Housing Act, 1944 provides that following agreements between a provincial government and the Government of Canada, Central Mortgage and Housing Corporation may undertake jointly with the province the development of a housing or land assembly project. Under the legislation three main types of housing agreement have evolved; (1) the construction of houses for rent on an economic or sub-economic basis, (2) a combined rental housing and land assembly project in which serviced land not used for the rental housing project is made available for sale to builders and prospective home-owners, and (3) the assembly and servicing of residential lots for sale to builders and prospective home-owners.

During 1951 seven rental housing agreements were approved for a total of 1,225 dwellings including the construction of 935 rental units in Windsor, St. Thomas, Fort William and Hamilton in Ontario, 50 units in Prince Rupert, British Columbia, 88 units in St. John, New Brunswick and 152 units at St. John's, Newfoundland. In 1950, one rental housing project consisting of 140 units was initiated in St. John's, Newfoundland.

Four combined land assembly and rental housing agreements were entered into between Central Mortgage and Housing Corporation and the Province of Ontario during 1951. Projects at Brockville, Guelph, Kitchener, and Trenton

will consist of 225 rental units and an additional 1,855 serviced residential lots for sale to builders and prospective home-owners.

Land assembly agreements were approved in respect to four projects for the acquisition and installation of services on 1,211 lots in Atikokan, Ontario, Trail, British Columbia and St. John's and Cornerbrook, Newfoundland. In 1950 four land assembly projects were negotiated for the servicing of 2,082 residential lots in Windsor, St. Thomas, London and Ottawa, Ontario.

At the end of 1951 negotiations were underway on four proposed rental projects at Lindsay, Sarnia and Prescott in Ontario, involving 115 units and for 100 dwellings in St. John's, Newfoundland. The agreement for this latter project was approved January 17, 1952.

Combined land assembly and rental projects were under consideration at the end of the year for 138 dwellings and 374 supplementary residential lots in North Bay, Sault Ste. Marie and Stratford, Ontario.

#### *Federal-Provincial Housing and Land Assembly Projects*

House-building operations under Federal-provincial agreements involved starts of 191 rental units and completion of 140 units in 1951. Units under construction at the end of December, 1951, numbered 191. Total expenditures for housing during the year amounted to \$1.1 million.

Land assembly programs in five communities involved completions of 460 residential lots in 1951 with 1,700 lots under construction at the end of the year. Of the completed lots, 175 were sold or under option during the 1951 period. Expenditures totalled \$1.6 million for the year.

#### *Land Assembly Projects Under Section 11B of the National Housing Act, 1944*

Section 11B of the National Housing Act guarantees to approved lending institutions the recovery of their investment, together with 2 per cent interest per annum, when such investment is for the acquisition and development of land for housing purposes.

Up to the end of 1951 lots completed under this section of the Act numbered 1,200 of which 237 were not sold or optioned at the end of the year.

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

The Veterans' Rental Housing Program was in a stage of completion by December, 1951. During 1951, 707 rental dwellings were completed and 8 units were started. At the end of December, 1951, 314 units were under contract of which 214 were under construction. Expenditures for the year amounted to \$4.4 million.

The Federal-municipal housing agreements which were initiated in 1941 for munitions workers and continued in the post-war period to accommodate returning veterans, involved 50,700 dwellings in 526 projects located in 306 municipalities and total expenditures including supplementary buildings and land improvement of \$273 million during the period 1941-1951.

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

House-building activity under the Veterans' Land Act during 1951 was lower than in 1950. Although completions of new dwellings numbered 2,165 units in 1951 as against 2,149 completed in 1950, starts of new dwellings declined

20 per cent to 1,845 units in 1951. Units under construction at the end of December, 1951 totalled 2,500, a decrease of 300 from one year earlier.

Since the inception of the program in 1943, 12,800 units have been completed of which 7,800 were on individual small-holding projects, 2,700 were on sub-division projects, 1,000 on full-time farming projects and 1,300 were completed in other projects.

#### *Armed Service Permanent Married Quarters*

The housing program undertaken by the construction division of Central Mortgage and Housing Corporation in 1949 for the Department of National Defence declined in 1951. During the year 1,432 dwellings were started, less than half the number started in 1950. Completions numbered 2,640 units during 1951, slightly more than in 1950, and dwellings under construction at the end of 1951 totalled 2,400 units.

The housing program which was initiated in 1947 by the Department of National Defence itself for the accommodation of married personnel was virtually completed in 1951. The 277 units under construction in remote areas at the beginning of 1951 were completed during the year.

Total completions of armed service permanent married quarters under the two programs for the period 1947-1951 numbered 8,200 dwellings.

#### *Defence Construction Limited*

The construction of armed service married quarters by Defence Construction Limited in connection with defence projects initiated by the Department of National Defence involved 800 starts and 80 completed dwellings during 1951. Total expenditures amounted to \$13 million for the year.

#### *Defence Workers' Housing*

During 1951 three projects were approved for capital assistance from the Department of Defence Production for the construction of houses in centres where the expansion of defence industry was conditional upon the supply of more dwellings. The approved projects consisted of 130 units, 91 of which were started during the year and 32 were completed. Construction of these dwellings is under the supervision of Central Mortgage and Housing Corporation.

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

Lending operations under the Act for the construction, alteration and improvement of farm houses declined during 1951. During the year 64 loans with a value of \$136,000 were approved for new farm houses. The average loan for these houses amounted to \$2,125. For the alteration and improvement of existing farm houses, 89 loans were approved with a value of \$43,000.

During 1950, 71 loans with a value of \$123,000 were approved for new farm houses and the average loan for these houses amounted to \$1,730. For the alteration and improvement of existing farm houses 161 loans were approved with a value of \$62,000.

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

Guarantees approved under the Act for the construction or improvement of farm houses increased during 1951 reflecting mainly the higher level of loans during the first six months of the year. During the year 587 loans valued at \$944,000 were approved for new farm houses. The average amount of these

loans was \$1,610. For improvement and alteration of existing farm residential property 1,155 loans were approved valued at \$1.1 million.

During 1950, 511 loans with a value of \$798,000 were approved for new farm houses and the average loan for these houses amounted to \$1,561. For improvement and alteration of existing farm residential property, 967 loans were approved with a value of \$850,000.

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

The sales program of munitions workers' and veterans' rental units and the return of leases on home conversion rental units to their owners was accelerated in 1951. By the end of December, 1951 rental units under management of Central Mortgage and Housing Corporation numbered 24,700, a reduction of 13,800 units during the year. The reduction in units under management during 1950 numbered 2,800 units.

The vacancy rate on these dwellings at the end of December, 1951 was 0.4 per cent compared with 0.6 per cent a year earlier.

#### *Rental Insurance Plan*

Net approvals under the Rental Insurance Plan during 1951 were made in respect to 14 projects consisting of 749 rental dwellings, one-sixth the number approved in 1950. In 1951 average estimated cost per unit amounted to \$8,560 having an average monthly rental of \$80.76. In 1950, the average estimated cost per unit amounted to \$7,020, having an average monthly rental of \$67.81. The average floor area per unit remained relatively the same in 1951 as in 1950, averaging 868 square feet in 1951 and 902 square feet in 1950. The higher average rental and unit costs in 1951 reflect the higher proportion of fully-serviced dwelling units approved during the year. The lower rentals and costs in 1950 were related to the large volume of approvals in Montreal of semi-serviced and "cold" duplexes and apartments.

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

Applications were approved for double depreciation on 120 rental units in 6 projects during 1951. Since 1947 when the plan was instituted to stimulate rental housing, over 6,000 rental units were approved for accelerated depreciation of which 4,940 were under the Rental Insurance Plan.

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

Approvals for mortgage interest subsidies on single and double dwellings under "The Quebec Housing Act, 1948" increased substantially during 1951. Applications numbering 5,200 were approved in 1951, an increase of 25 per cent over 1950. The average interest rebate in 1951 amounted to \$2,144 as compared with \$1,860 per approval in 1950.

The number of dwellings for which interest subsidies were approved totalled 6,437 or 29 per cent of the 22,000 dwellings started in the Province of Quebec in 1951. During 1950, the number of dwellings approved for interest subsidies totalled 4,912 or 17 per cent of the 28,500 dwellings started in 1950.

### *Housing Legislation<sup>(1)</sup>—Province of Ontario*

During April, 1952 the Ontario Legislature<sup>(2)</sup> approved five Bills designed to promote the building of new houses in urban and rural farm and non-farm areas throughout the province.

Bill No. 94, an Act to amend "The Housing Development Act"<sup>(3)</sup> was assented to April 10, 1952 and will be cited as *The Housing Development Amendment Act, 1952*. The Act empowers the province and a municipality to enter into joint housing projects. The Act also authorizes municipalities to contribute to the cost of a housing project or to issue debentures for the purpose of a housing project without reference to the Municipal Board or the assent of the electors. For industries locating in rural areas and in small communities the Act authorizes the province and municipality to participate with a Corporation in the development of a joint housing project, part of the cost of which will be borne by the Corporation. Under certain conditions the new Act empowers the province to expropriate land in municipalities for the purpose of a housing project. The Act came into force on April 10, 1952.

Bill No. 95, an Act to amend "The Planning Act"<sup>(4)</sup> was assented to April 10, 1952 and will be cited as *The Planning Amendment Act, 1952*. This Act comes into force on May 1, 1952. Under the new Act, municipalities with an approved official plan may designate an area within the city as a redevelopment area and upon the passage of a by-law and with ministerial approval may acquire land within the redevelopment area, and clear and prepare the area for residential, commercial, industrial and other designated purposes.

Bill No. 96, an "Act to provide Financial Assistance in the Building of Houses in Rural Villages and Hamlets and in Other Rural Areas", was assented to April 10, 1952 and will be cited as *The Rural Housing Assistance Act, 1952*. The new Act provides for the establishment of a Crown Company with the name "The Rural Housing Finance Corporation." By virtue of the Act, the Company is authorized to lend and invest mortgage money in order to provide financial assistance in the building of new houses in rural villages and in other rural areas. The Company may lend money independently or in co-operation with Central Mortgage and Housing Corporation under the terms of the National Housing Act, 1944 or with any approved lending institution. The Act came into force on April 10, 1952.

Bill No. 97, an "Act to Incorporate the Ontario Junior Farmer Establishment Loan Corporation for the Purpose of Assisting Young Farmers" was assented to April 10, 1952 and will be cited as *The Junior Farmer Establishment Act, 1952*. The new Act empowers the province to establish a Corporation for the purpose of making loans to assist young qualified farmers in the establishment, development and operation of their farms. Under authority of the Act the Corporation may make loans for the erection and improvement of farm houses. Loans shall be secured by a first mortgage on the farm property and are not to exceed \$15,000 repayable in 25 years. The Act came into force on April 10, 1952.

Bill No. 145, an "Act to Authorize Provincial Grants to Assist in the Erection of Housing Units for Elderly Persons" was assented to April 10, 1952 and will be cited as *The Elderly Persons Housing Aid Act, 1952*. By virtue of

---

(1) For legislation on rental dwellings see p. 31.

(2) 1st Session, 24th Legislature, Ontario, 1 Elizabeth II, 1952.

(3) Revised Statutes of Ontario, 1950, Chapter 174.

(4) Revised Statutes of Ontario, 1950, Chapter 227.



the Act, the province may make grants to any municipality to assist in the construction and equipment of low-rental housing units for elderly persons. The amount of any grant will be based on the lower of \$500 for each dwelling or of 50 per cent of the capital cost of the project to the municipality. The terms and conditions under which grants will be made is subject to approval by the Lieutenant-Governor in Council. The Act came into force on April 10, 1952.

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

(See Tables 40-43)

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

The number and value of mortgage loans approved by private lending institutions on new and existing real estate declined in 1951. The number of loans on all types of real estate decreased 24 per cent to 57,500 in 1951 from 75,950 in 1950. Loans approved in 1951 were valued at \$431 million, as against \$523 million in 1950, a decline of 18 per cent for the year. Although the value of loans approved in 1951 was lower than in 1950, the total in 1951 exceeded by 10 per cent the \$393 million approved for loans in 1949 and the number of loans approved in 1951 was 7 per cent below the 62,000 loans approved in 1949.

The number of loans approved for non-farm *new construction* on both residential dwellings and non-residential buildings in non-farm areas totalled 31,500 in 1951, a decrease of 33 per cent from 46,850 loans approved in 1950. Loans approved on non-farm *new construction* in 1951 were valued at \$272 million, 24 per cent below the \$358 million approved in 1950. New dwellings approved for loans in 1951 numbered 38,500, a decline of 30 per cent from 55,400 dwellings approved for loans in 1950. The value of these loan approvals for new dwellings decreased 24 per cent from \$310 million in 1950 to \$237 million in 1951. For new non-farm non-residential construction, the number of loans approved declined 22 per cent to 800 in 1951, and were valued at \$34.8 million, a decrease of 27 per cent.

Institutional lending on *existing* non-farm residential real estate and non-residential property in 1951 showed a less pronounced reduction than lending for new construction. Loans approved on existing residential real estate in non-farm areas, decreased 10 per cent to 23,200 during 1951 and involved a decrease in value of 4 per cent to \$112 million. Loan approvals on existing non-residential property in non-farm areas numbered 1,400, or 17 per cent less than in 1950 and the value of these loans showed a decrease of 4 per cent to \$41 million.

Farm loans declined 14 per cent in number from 1,550 in 1950 to 1,300 in 1951 and 4 per cent in value from \$7.1 million to \$6.8 million.

The decline in volume of institutional mortgage lending in 1951 was partly attributable to a reduced supply of mortgage funds made available to the real estate market. This lesser availability of funds was associated in part with the rise in interest rates during 1950 and 1951. When interest rates rose, the value of bond portfolios held by lending institutions was reduced, and the practice of liquidating bond holdings for investment in new mortgages was arrested.<sup>(2)</sup>

(1) For a detailed account of real estate lending in Canada during 1951, see *Mortgage Lending in Canada, 1951*, Central Mortgage and Housing Corporation, 1952.

(2) For a fuller discussion see *Annual Report, 1951*, Central Mortgage and Housing Corporation, March, 1952.

In addition to this aspect of reduced availability of funds, the strengthening in interest rates during 1950 and 1951 placed mortgage loans under the National Housing Act, 1944 in a relatively less attractive position as a long-term investment. Up to June, 1951, the gross yield on mortgage loans under the National Housing Act was fixed at 5 per cent to the lending institutions. On June 26, 1951 the gross yield was increased to 5½ per cent.<sup>(1)</sup>

Aside from the conditions during the year which reduced the supply of mortgage funds available from the lending institutions and other sources generally and under the National Housing Act in particular, there were other factors tending to reduce the overall demand for new housing such as availability of serviced land, higher prices for houses, increased monthly payments including municipal taxes and larger down payments (see p. 12).

The higher level of new construction in the non-residential sector which took place in Canada in 1951 (see p. 12) was accompanied by a decrease in institutional mortgage lending in that sector. This decline in institutional mortgage lending was attributable partly to a shortage of mortgage funds, but mainly because a large part of the expansion in non-residential construction in 1951 was in defence and defence supporting industrial construction and utility development which was financed mainly by corporate funds and some of it from governmental sources. An additional factor was the discouragement of capital outlays other than those of a defence or defence supporting type and those made by basic industries, through deferred depreciation provisions introduced by the Government in April, 1951,<sup>(2)</sup> and through the curtailment of steel supplies for non-essential purposes.

Institutional lending in 1951 on farm property and existing non-farm property while relatively small was close to the 1950 level. In these sectors lending was sustained by a rising interest rate and continuing demand.

#### *Mortgages Registered and Discharged*

Mortgage registrations on new and existing residential and non-residential property in Greater Toronto reflect a high level of real estate transactions in 1951. Mortgages registered totalled 41,600 during the year, the same level as in 1950 despite a decline of 26 per cent in the number of new residential dwellings started from 12,800 units in 1950 to 9,500 units in 1951.

Mortgage discharges were slightly higher in 1951 than in 1950 numbering 27,900 in 1951 as against 27,300 in 1950. Data on mortgage discharges reflect the volume of mortgages liquidated at maturity or through prepayment as well as refinancing of existing mortgages.

#### *Loans for Building Purposes*

Bank loans for the purpose of providing construction contractors with working capital averaged \$140 million a month in 1951, an increase of 19 per cent over a monthly average of \$118 million in 1950. Construction cost increases (see p. 29) accounted for the major portion of the rise in loans for building purposes, indicating that only a slightly larger physical volume of construction work was financed by banks in 1951 than in 1950. Total bank loans for all purposes averaged \$3.1 billion in 1951 as compared with \$2.6 billion in 1950.

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

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

## SECTION 5.—BUILDING MATERIALS

(See Tables 44-57)

### *Production of Building Materials*<sup>(1)</sup>

The output of construction materials, after rising to a peak in the fourth quarter of 1950, levelled off at a high rate in 1951 and declined markedly in the final quarter of the year. The absorption of materials by the construction industry followed a similar pattern. Heavy inventory holdings at the contractor and dealer level in the fourth quarter of 1950, were absorbed by a large physical volume of construction work put in place in 1951. In the final quarter of 1951 demand at the contractor and dealer level slackened off notably.

The composite index of production of 41 construction materials, excluding lumber averaged 274 (1939=100) in 1951, the same level as the average for 1950. At the end of December, 1951 the index stood at 157, or 43 per cent below the average for the year and 39 per cent less than at the end of December, 1950. The index of domestic disappearance which measures the physical flow of construction materials from manufacturers to contractors and distributors averaged 286 (1939=100) for the year, 3 per cent below the average for 1950. At the end of December, 1951 the index of domestic disappearance stood at 142, or 50 per cent below the average for the year and 45 per cent less than at the end of December, 1950.

Additional evidence of the decline in domestic disappearance of building materials during the fourth quarter, 1951 is shown by data on railway car unloadings. Although the volume of building materials unloaded in 1951 at 14.5 million tons was 7 per cent higher than in 1950, unloadings in the fourth quarter, 1951 at 3.3 million tons were 10 per cent below the 3.6 million tons unloaded during the fourth quarter, 1950.

The transition taking place in the composition of the construction program in 1951, with the shift in emphasis from residential building to defence and defence supporting industrial construction and resource development, had a pronounced effect on the output of various groups of building materials. The cement and cement products group and steel products group (see p. 25) experienced a general increase in output during 1951. Production of the lumber and lumber products group was at near capacity levels for most of the year except for hardwood flooring which fell off in the last quarter. On the other hand, output of sanitary ware and plumbing and heating equipment which is closely related to new residential construction declined in 1951, especially in the last quarter.

Overall, the physical volume of production of 15 principal building materials showed increases in 1951, 3 remained at the same level and 12 showed declines as compared with 1950 (for iron and steel items see below). In the fourth quarter of 1951, 24 items declined from output levels in the fourth quarter of 1950, one remained the same and 5 showed increases.

Cement pipe and tile led the increases in 1951 with 78 per cent followed by electric hot water tank heaters and wood fibre insulating board with 28 per cent. Gains of 12 and 17 per cent were registered in flue linings and builders' hardware.

(1) For a discussion of prospective supply in 1952, see *Supply of Building Materials, Canada, Outlook, 1952*, Department of Trade and Commerce, Ottawa, April, 1952.

Cement blocks, building brick, cast-iron radiators and duplex receptacles each rose 6 per cent. Smaller increases of from 1 to 4 per cent were shown in gypsum plaster, gypsum wallboard, gypsum lath, cement, outlet boxes and structural tile.

Production of sawn lumber, supported by a strong export market in 1951 (see p. 25), was placed at 6.5 billion board feet, fractionally higher than in 1950 despite the log shortage which occurred as a result of severe forest fires in British Columbia during the summer. Rock wool batts and tar and asphalt felts also remained at virtually the same level of output in 1951 as in 1950.

Reduced output was reported for sinks and vitrified sewer pipe with declines of 30 and 20 per cent respectively. Decreases of 11 to 18 per cent were also registered in asphalt shingles, hot water storage tanks, non-metallic sheathed cable and granulated and loose rock wool. Production of bath tubs, warm air furnaces and domestic heating boilers was down 8 and 6 per cent respectively and wash basins, hard wood flooring and single pole switches dropped 3 to 5 per cent.

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

Market demand for 15 building materials as reflected in sales data was selective in 1951 in view of the marked change in the type of construction work put in place during the year. Of the 15 materials reviewed, 1 showed a substantial gain in sales, 4 registered slight increases and 3 remained at the same level as in 1950. Notable decreases were shown in 6 materials and sales of 1 item declined slightly.

Sales of electric hot water tank heaters were up 9 per cent in 1951 and gypsum products and flue linings rose 2 per cent while sales of cement, outlet boxes and mineral wool batts were at the same levels as in 1950.

Sales of bath tubs and sinks were down 22 and 38 per cent in the sanitary ware group; shipments of single pole switches and non-metallic sheathed cable declined 17 per cent in the electrical wire and wiring devices group and domestic heating boilers and hot water storage tanks decreased 7 and 13 per cent in the plumbing and heating group. Sales of building brick eased off 1 per cent in 1951 from 1950.

The supply of construction materials as indicated by stocks on hand at the producer level at the end of December, 1951 was improved from a year earlier. Of the 15 materials reviewed, inventories of 12 items at the end of December, 1951 were above the level a year earlier and 3 were at the same level.

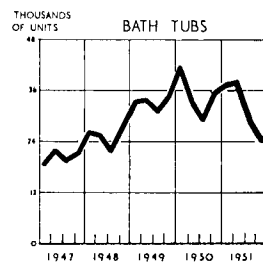
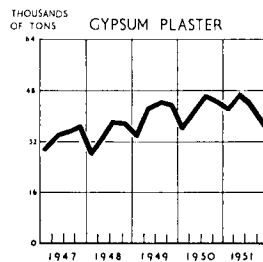
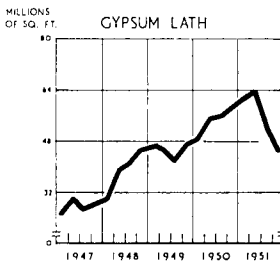
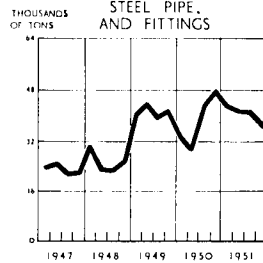
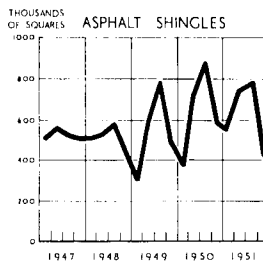
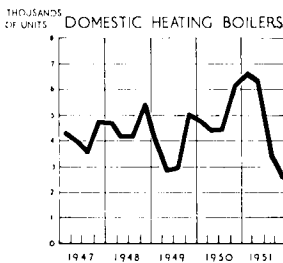
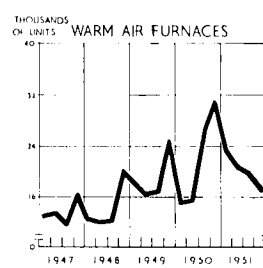
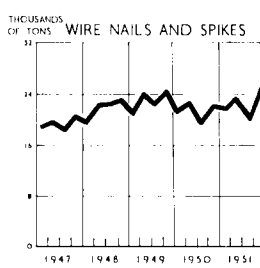
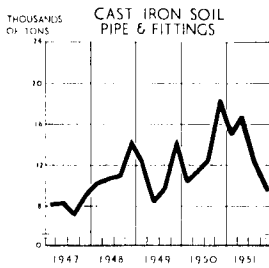
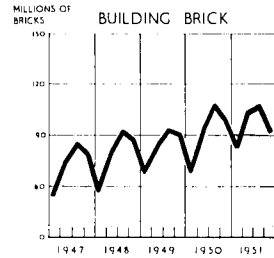
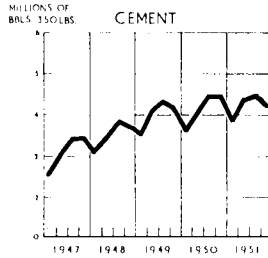
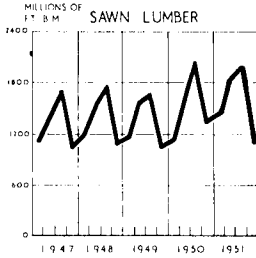
#### *Imports*

In general, imports of building materials were considerably higher in 1951 than in 1950. Only two items, wallboard building board and gypsum plaster were lower in 1951.

Imports of common colorless window glass, rose 1 per cent to 70 million square feet in 1951 and cement imports increased 68 per cent to 2.3 million barrels. Hardwood flooring mainly of special types was up 39 per cent to 9.7 million feet and building brick shipments totalled 19 million brick, or 14 per cent above imports in 1950. Sizeable increases of from 28 per cent to 200 per cent were registered in the remaining 6 items on which data are available.

-FIGURE 1-

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



ECONOMIC RESEARCH DEPARTMENT, C.M.B.C.

### *Exports*

Except for wood fibre insulating board, exports of which tripled to 55 million square feet, foreign shipments of lumber and lumber products declined in 1951 from the high levels of 1950. Sawn lumber exports were affected by a log shortage in British Columbia due to forest fires in the summer of 1951 and declined 4 per cent to 3.4 billion board feet. Exports of sawn lumber to the United Kingdom in 1951 totalled .9 billion board feet, over three times the quantity shipped in 1950. Exports to the United States declined 30 per cent to 2.2 billion board feet in 1951 from 3.0 billion board feet in 1950. Hardwood flooring exports were down 62 per cent to 6.1 million feet and wood shingle and lath dropped 11 and 23 per cent to 2.6 millions of squares and 73.9 millions of laths.

Paints, pigments and varnish shipments abroad totalled \$8 million in 1951, double the value in 1950 and building brick, gypsum plaster and common colorless window glass exports showed increases of from 36 to 150 per cent. Cement exports at 3 thousand barrels represented token shipments.

### *Supply of Primary Iron and Steel Products*

Effective January 10, 1952, Steel Order SD-1 of the Department of Defence Production replaced Minister's Order No. 2 dated December 1, 1950 which designated primary iron and steel products as essential materials. Steel Order SD-1 relates permissible inventory stocks of steel users to past consumption or future needs, whichever is lower. On or after April 1, 1952 maximum inventory stocks will be limited to the lower of two-thirds of the amount used in the calendar quarter preceding the placing the order, or of anticipated requirements for 60 days from the date of delivery of new supplies. Stocks of larger quantities are subject to certification by the Department. A second requirement of Order SD-1 provides that purchasers must certify the intended use on purchase orders.

A second steel order SD-2, effective January 10, 1952 replaced Minister's Order No. 3 dated February 9, 1951. The new order continues to prohibit the acquisition of steel for use in construction of a less essential nature such as for amusement purposes, or commercial buildings without approval of the Department. The new order prohibits steel purchases for use in the construction of buildings which are to be sold or leased or used in part for less essential purposes unless a permit is granted by the Department.

### *Production, Imports and Exports of Rolling Mill Products*

The production of pig iron and steel ingot moved up 10 per cent and 4 per cent to 2.6 million net tons and 3.4 million net tons respectively in 1951. Rolling mill products representing for the most part the intermediate stage in processing steel ingot to steel shapes for use by domestic processors, advanced 22 per cent to 4 million tons as compared with 3.3 million tons in 1950. Imports of iron and steel products, under control since January 1, 1951 rose 44 per cent to 1.6 million tons. Allotments made to the Canadian defence program by the United States under the Controlled Materials Plan in effect since July 1, 1951, and increased shipments from Europe account for the higher level of imports during the year. Exports of finished rolling mill products, which mainly represent conversion arrangements between American and Canadian steel processors, are under control and remained at the relatively low level of 53,000 tons during 1951, 15,000 tons less than in 1950.

### *Shipments of Primary Iron and Steel Shapes*

Shipments of primary iron and steel shapes from Canadian mills to domestic consuming industries, exclusive of producers' interchange, totalled 3 million tons in 1951, an increase of over 400 thousand tons or 17 per cent above total shipments in 1950. The "building construction" industry absorbed 384 thousand tons or 13 per cent of total shipments in 1951 as compared with 358 thousand tons or 14 per cent of the total in 1950. "Building construction" received 7 per cent more steel in 1951 than in 1950.

All of the remaining 7 steel consuming categories received increased shipments in 1951. The "miscellaneous group" registered the largest gain with receipts of 820 thousand tons, an increase of 32 per cent from 1950. The automotive industries obtained 250 thousand tons in 1951, an increase of 25 per cent from 1950, followed by the merchant trade products and container groups with an increase of 15 per cent to 413 thousand and 301 thousand tons respectively. The railway and railway car shops received 556 thousand tons in 1951, a gain of 11 per cent from 1950 and wholesalers and warehouses were shipped 326 thousand tons in 1951, an increase of 4 per cent from 1950.

### *Production, Sales and Stocks of Iron and Steel Building Materials*

Output of six iron and steel building products showed a general increase in 1951. Cast-iron pressure pipe registered the largest increase of 49 per cent, reaching 130,000 tons in 1951, followed by structural steel with an increase of 36 per cent to 215,000 tons for the year. Galvanized sheet production advanced 14 per cent to 112,600 tons and steel pipe gained 7 per cent to 163,000 tons. Wire nails and spikes were up 6 per cent to 90,300 tons, and output of cast-iron soil pipe at 53,400 tons was at the same level as in 1950.

In 1951, sales from the producer level of wire nails and spikes were slightly above the 1950 total and sales of cast-iron soil pipe and steel pipe declined. Sales of wire nails and spikes at 88,300 tons were up 4 per cent for the year. Sales of cast-iron soil pipe fell in the late months of 1951 and total sales for the year at 44,500 tons were 10 per cent below the 1950 figure. Steel pipe sales dropped 20 per cent to 167,300 tons during 1951, a level which approximated production during the period.

Stocks at the producer level of steel pipe and fittings at the end of December, 1951 totalled 11,500 tons, about half the inventory on hand at the end of December, 1950. Cast-iron soil pipe stocks held to the same level at December, 1951 as a year earlier, amounting to 4,800 tons at year-end 1951, as compared to 4,600 tons at year-end 1950. Stocks of wire nails and spikes increased during the last quarter of 1951 and stood at 14,900 tons in December, 1951 as compared with 9,400 tons a year earlier.

### *Imports and Exports of Iron and Steel Building Materials*

Reflecting a difficult situation in domestic supplies, imports of structural steel especially in the larger sizes registered a substantial increase in 1951. Galvanized sheet imports were higher than a year earlier and imports of wire nails and spikes rose notably in 1951. Imports of skelp declined 10 per cent to 147,300 tons from 167,100 tons in 1950.

Structural steel imports, inclusive of all sizes doubled to 328,700 tons and galvanized sheet imports rose 10 per cent to 7,800 tons in 1951. Wire nails imports

increased three times to 10,100 tons equal to 11 per cent of domestic production in 1951.

Domestic requirements held exports of iron and steel building products to a low level in 1951. Steel pipe exports at 1,700 tons was less than one-third of exports in 1950 and shipments abroad of cast-iron soil pipe totalled 940 tons, 31 per cent less than in 1950. Exports of structural steel and wire nails remained at comparatively small quantities.

## SECTION 6.—BUILDING LABOUR

(See Tables 58-68)

The number employed in the construction industry during the week of November 3, 1951 according to the Labour Force Survey of the Dominion Bureau of Statistics, totalled 367 thousand, the same number as was employed one year earlier, but more men were working in the non-housing fields as compared with the situation one year earlier. The number of building tradesmen engaged in housing at the beginning of November, 1951 declined as dwellings under construction in November, 1951 were 13,000 lower than in November, 1950.

Throughout 1951, the construction industry employed an average of about 355 thousand persons, an increase of 5 per cent over the average of 338 thousand for 1950. During the year some shift of construction workers into larger building projects took place. Firms with 15 or more employees reported an average monthly employment of 134 thousand persons during 1951, an increase of 10 per cent from the monthly average of 122 thousand in 1950.

Average weekly earnings of tradesmen in building firms of 15 or more employees during 1951 increased 12 per cent to \$50.27 from the average for 1950. The average number of hours worked per week by these tradesmen was 39.6 hours, the same level as in 1950.

Labour income of construction workers rose 19 per cent from \$612 million in 1950 to \$727 million in 1951. Total labour income in Canada during the same periods rose 17 per cent from \$8.3 billion to \$9.6 billion.

### *The Labour Market*

The number of persons without jobs and seeking work in the construction industry averaged 22,000 workers during 1951. This compares with an average of 36,000 workers seeking employment during 1950.

In the building industry sector of the construction industry an uneven distribution in employment opportunities appeared during the latter months of 1951. Although firms with 15 or more employees engaged an average of 150 thousand persons in the fourth quarter, 1951, an increase of 10 per cent from the corresponding average for 1950, registrations of unplaced tradesmen at National Employment Service offices also increased during the last quarter of 1951 from the last quarter of 1950. Registrations of unplaced building tradesmen averaged 28,300 in the fourth quarter, 1951, or 26 per cent above the average for the same period in 1950. Unfilled vacancies for building tradesmen, representing the demand side of the building labour market, averaged 2,100 during the fourth quarter, 1951, the same level as the comparable average for 1950.

The number of construction workers applying for unemployment insurance benefits and establishing benefit years were slightly lower during the first nine



months of 1951 as compared with the first nine months of 1950. During the fourth quarter, 1951 the number of construction workers applying for unemployment insurance benefits averaged 8,100 per month, or 60 per cent more than the monthly average for the fourth quarter, 1950.

#### *Supply of Construction Workers*

Of two sources of new tradesmen for the construction industry, immigration and apprenticeship training under the Federal-provincial training scheme, immigration provided the larger number in 1951 for the first time in the post-war period. Immigration of skilled construction workers totalled 9,600 during 1951, over 5 times the number entering Canada in 1950. Carpenters comprised the largest group in 1951, numbering 3,100, followed by 2,400 electricians, 1,900 bricklayers and masons and 1,000 painters. Plumbers, sheet metal workers and plasterers entered in smaller numbers.

Emigration of skilled construction workers totalled 740 during 1951, the same level as in 1950.

Apprenticeship trainees in construction trades under the Federal-provincial training scheme at December, 1951 numbered 5,500, a slight increase of 200 from December, 1950.

#### *Strikes in the Building and Building Material Industries*

Work stoppage through strikes in the building industry was higher in 1951 than in any year since 1939. Working days lost totalled 63,600 in 1951, over double the number lost in 1950 and over 50 per cent more than during 1947, the previous peak year since 1939. In the building material industries 31,300 man-working days were lost, 50 per cent below the number of days lost in 1950. In all industries in Canada working days lost through strikes in 1951 declined 37 per cent to 872,000 days from the total in 1950.

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

Employment in building material firms employing 15 or more employees averaged 121,500 a month in 1951 as compared with 114,400 in 1950.

Average weekly earnings of employees in these larger building material firms increased 17 per cent from \$48.50 in December, 1950 to \$56.58 in December, 1951.

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

Sustained by a high level of construction operations in 1951, employment was less affected by non-seasonal layoffs in 1951 than in 1950. Although non-seasonal layoffs took place in 58 building material firms in 1951, 1 more than in 1950, the number of employees released declined 16 per cent to 2,800 for the year.

Indicating the continued high demand for building materials, the number of employees laid off by reason of "lack of orders" decreased 51 per cent from 1,300 in 1950 to 700 in 1951. As in 1950 most of these layoffs occurred in west coast shingle mills mainly as the result of the softening in the American and domestic markets. In the early fall, the impact of the drop in housing starts in 1951 was felt in firms producing sanitary ware as some workers were released from these establishments, and in January, 1952 some heating and plumbing equipment firms were forced to temporarily release a number of employees owing to lack of orders.

The number of employees laid off by reason of "lack of materials" decreased from 800 in 1950 to 750 in 1951. These layoffs were caused for the most part by shortages in primary products in the form of logs for sawmills and steel for processors of structural steel forms. Layoffs caused by other factors decreased by 33 per cent from 1,200 in 1950 to 800 in 1951. Most of these layoffs were associated with shutdowns of sawmills owing to high operating costs.

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

One of the factors contributing to generally high levels of employment and income in the post-war years has been the large volume of investment in plant and equipment. During 1950 and 1951, in response to an accelerated expansion in construction operations in defence supporting industrial plant and resource development, building material industries further expanded productive capacities. Revised data for 1950 on capital expenditures for replacement and extension of plant and machinery in building material industries show an increase of 5 per cent from \$38.8 million in 1949 to \$40.8 million in 1950.

Preliminary data for 1951 on total capital outlay by building material industries indicate an increase of 45 per cent from \$40.8 million in 1950 to \$59.3 million in 1951. Of this amount \$39.9 million was invested in machinery and equipment, 35 per cent more than in 1950, and \$19.4 million was expended on the construction of plant, 72 per cent above the \$11.3 million expended in 1950.

Reflecting increased requirements for steel in heavy construction the iron and steel products industry invested \$9.8 million on plant and machinery in 1951, more than four times its outlay in 1950. Similarly the cement and cement products industry doubled its investment from \$6.4 million in 1950 to \$14.2 million in 1951. Paint and paint materials, electrical equipment and plumbing and heating equipment industries also doubled their capital investments in 1951 from those in 1950. The lath, plaster, roofing and insulation materials industry expended \$2.7 million in 1951 an increase of 31 per cent from 1950. A decline in capital expenditures of 3 per cent occurred in the sawn lumber and hardwood flooring industry which invested \$21.5 million in 1951, and of 40 per cent in the clay products industry which expended \$1.5 million in 1951.

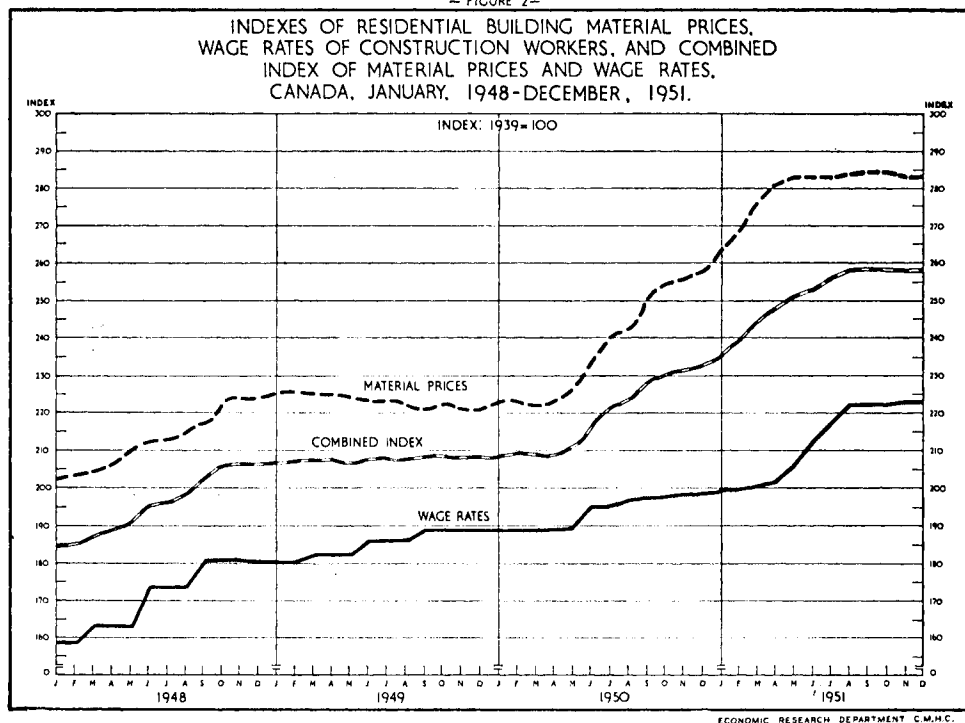
### SECTION 7.—BUILDING COSTS

(See Tables 69-72)

House-building costs, after rising steadily from the first quarter of 1950 to the second quarter of 1951, in line with accelerated demands for construction resources by defence and defence supporting construction projects, levelled off during the second half of 1951 with this trend continuing early in 1952.

At the end of December, 1951 the combined index of wholesale prices of residential building materials and wage rates in construction trades stood at 258 (1939=100), the same level as at July, 1951 and 11 per cent above the index at the end of December, 1950. The rise reflects an increase of 12 per cent in construction wage rates and 10 per cent in material prices during the year. The monthly average of the combined index for 1951 was 15 per cent higher than the corresponding average for 1950.

— FIGURE 2—



### *Residential Building Material Prices*

The index of wholesale prices of *residential* building materials rose to a peak level during the second quarter of 1951, and remained stable for the remainder of the year as supply of most materials was brought more closely into balance with current increased demand. In December, 1951 the index at 283 represented an increase of 10 per cent from December, 1950. The monthly average of the residential building material wholesale price index for 1951 was 18 per cent higher than the average for 1950.

The lumber products group index, representing the largest single materials cost group in house construction, averaged 405 points in 1951 or 22 per cent above the average in 1950. In the latter months of 1951 there was some softening in regional prices of cedar siding, birch and oak. More generally, prices of fir, hemlock, cedar and white pine, which constitute the principal export timbers, remained strong as the American and United Kingdom markets absorbed a near-record volume of sawn lumber in 1951 (see p. 25).

Except for the roofing materials group index which fell to 211 in December, 1951 from 226 in December, 1950 owing to a drop in cedar shingle prices, the price movement of other building material groups continued upward during 1951. Prices of plumbing and heating equipment, electrical equipment and fixtures, paint and glass and "other materials" advanced 15 per cent to a monthly average of 204 for each of the groups in 1951. Brick, tile and stone followed with a rise of 10 per cent to a monthly average of 186 and a lesser increase of 7 per cent was recorded for cement, gravel and sand at 150 and lath, plaster and insulation materials at 127.

### *Wage Rates in the Construction Trades*

Reflecting a generally high level of activity in industrial plants employing skilled tradesmen as well as a large construction program, wage rates of construction workers were bid up during 1951. The index of hourly wage rates of all construction workers (including holiday pay allowances) reached 223 at the end of December, 1951 or 12 per cent above the index at the end of December, 1950. The monthly average of the wages index for 1951 was 9 per cent higher than the average for 1950.

### *Rent and the Cost-of-Living*

With a controlled relaxation of rentals taking place in Ontario during August following the termination of the rent freeze in that province, together with a general upward adjustment in other provinces, the November survey of rents revealed a slight rise in the rent index. By November, 1951 the rent index stood at 140 (1939=100), or 6 per cent above the index for November, 1950. The monthly average of the index for 1951 was 5 per cent above that for 1950.

The rate of increase of the cost-of-living index fell off to fractional monthly gains during the last six months of 1951 from monthly increases of over 2 points during the first six months of 1951. By December, 1951 the index reached 188 (1939=100), or 12 per cent above the index at December, 1950. The monthly average of the index for 1951 was 11 per cent higher than the average for 1950.

### *Rent Control Provisions*

*Ontario.* The Leasehold Regulations Act, 1951, proclaimed April 13, 1951 adopted the Wartime Leasehold Regulations of the Federal Government. Under authority of the Act, rentals on all self-contained dwellings and shared accommodation in effect April 17, 1951 were frozen until August 1, 1951 regardless of any change in tenancy. On July 26, 1951 regulations made under the Leasehold Regulations Act, 1951 amended and revoked selected sections of the Wartime Leasehold Regulations and on February 25, 1952 the Act was consolidated as the *Rentals Regulations, Ontario*.

Under the Regulations dwellings constructed since January 1, 1947 continue under decontrolled rentals.

In respect to dwellings decontrolled under the Wartime Leasehold Regulations between the period November 1, 1948 and April 17, 1951 where there was no lease in effect on August 1, 1951, the landlord had two alternatives, one of which was obligatory: (1) come to terms with the tenant on the basis of a two-year lease, details of which were to be filed with the Ontario Rentals Administration or (2) in the absence of an agreement for a two-year lease, file an application for a rental fixation.

In respect to dwellings under rent control at April 17, 1951 when rents were frozen in Ontario and where there was no lease in effect on August 1, 1951, the landlord had three alternatives: (1) Continue on a month to month basis at the present rent, (2) offer the tenant a two-year lease at a mutually agreed rental, details of which are to be filed with the Rentals Administration, and (3) in the absence of an agreement for a two-year lease, apply for an increase in rent to the Rental Administration.

All leases in effect as of August 1, 1951 remained in effect until the date of expiry except in the case of a lease for two or more years expiring before October 1, 1951. Such leases remained in effect until October 1, 1951.

When leases expire after August 1, 1951 on dwellings decontrolled between the period November 1, 1948 and April 17, 1951 the landlord must (1) come to terms with the tenant on the basis of a two-year lease, details of which are to be filed with the Ontario Rentals Administration or (2) in the absence of an agreement for a two-year lease, file an application for a rental fixation.

When leases expire after August 1, 1951 on dwellings under control at April 17, 1951 the landlord has three alternatives: (1) allow the tenancy to revert to a month to month basis at the present rent, (2) offer the tenant a two-year lease at a mutually agreed rental, details of which are to be filed with the Rentals Administration, and (3) in the absence of an agreement for a two-year lease, apply for an increase in rent to the Rental Administration.

In the case of a new tenant taking possession of a self-contained dwelling at any time since August 20, 1951 the landlord and tenant may agree on a maximum rental. Once the tenant is in possession the landlord may offer the tenant a two-year lease at the mutually agreed rental. Should the tenant reject the offer of a two-year lease the landlord must apply for a rental fixation.

With respect to notices to vacate on self-contained dwellings, effective April 22, 1952 the owner of accommodations prior to April 1, 1952 may give a tenant of such accommodation a six-months notice to vacate on a form provided by the Ontario Rentals Administration. The landlord of such self-contained dwellings may recover possession for himself and family and specified relatives for a term not less than one year.

With respect to self-contained dwellings acquired since April 1, 1952 the landlord may file with the Ontario Rentals Administration an application in order to obtain possession. The application will be heard before a Rental Board.

In the case of a lodging the landlord may recover possession of the accommodation by giving a written six-months notice to vacate.

Under certain conditions the Lieutenant-Governor in Council may exempt a city, town, village or township from these regulations. The effective date of the exemption will be six months from the date of the Order-in-Council unless by resolution the council of the municipality declares that these regulations will continue to apply.

*Quebec.* Leases on rental dwellings which were extended to April 30, 1952 by a rental administrator or by mutual agreement between landlord and tenant, are automatically extended to May 1, 1953 if no objection is raised by the landlord.<sup>(1)</sup> Landlords who object to an automatic extension must notify their tenants to this effect and the tenant is allowed until April 16, 1952<sup>(2)</sup> to apply to a rental administrator for extension. Tenants who disapprove the terms of an extended or renewed lease may apply to a rental administrator for a modification of terms prior to April 1, 1952, after notifying the landlord of the application. Tenants who plan to leave their apartments at the time of lease expiration on or after April 30, 1952 are obliged to give a written notice to the landlord prior to April 1, 1952. Tenants whose lease is for 9 months or more and on which there has been no extension or renewal are obliged to apply for an extension 15 days prior to the date of expiration. Applications for extension are to be made 8 days before the expiry of a lease when leases are less than 9 months and 3 days in advance when leases are signed for one month or less.

(1) Order-in-Council No. 157, dated March 6, 1952.

(2) Order-in-Council No. 315, dated March 27, 1952.

*New Brunswick.* Bill No. 67,<sup>(1)</sup> an "Act to Amend the Municipal Rent Control Act,"<sup>(2)</sup> extends the Act from April 30, 1952 to April 30, 1953.

*Nova Scotia.* Bill No. 100,<sup>(3)</sup> an "Act to Amend Chapter 10 of the Acts of 1951, The Housing and Rentals Act"<sup>(4)</sup> extends the Act and any by-law made under it from April 30, 1952 to April 30, 1953.

## SECTION 8.—BUILDING INDUSTRY

(See Tables 73-74)

The total number of business failures increased during 1951 but declined in the construction industry and in building material industries from the level of 1950.

Failures in the construction industry in 1951 numbered 138, averaging \$19,500 in defaulted liabilities for each firm. This compares with 148 failures of construction firms in 1950 having an average of \$19,500 in defaulted liabilities. In building material industries 28 failures occurred in 1951 having an average of \$98,800 in defaulted liabilities as compared with 40 failures in 1950 with an average of \$33,200 in defaulted liabilities per firm.

Failures in all industries during 1951 increased 6 per cent from 1,275 in 1950 to 1,356 in 1951. The average of defaulted liabilities per firm amounted to \$18,000 in 1951 as compared with \$25,200 per firm in 1950.

### *Common Stock Prices*

Market values of common shares of sixteen building material companies were substantially higher in 1951 than in 1950, reflecting in part the favourable situation of a number of firms in the light of the continuing increase in the construction program. The index of stock prices of common shares of these companies averaged 277 for 1951, 47 per cent above the comparable average for 1950. The index of stock prices of common shares of eighty-two industrial companies in a variety of industries averaged 189 in 1951, an increase of 35 per cent from the average for 1950.

---

(1) 4th Session 41st Legislative Assembly, New Brunswick, 1 Elizabeth II, 1952.

(2) For a brief summary of "The Municipal Rent Control Act," see *Housing in Canada*, Second Quarter, 1951, p. 25.

(3) House of Assembly, Nova Scotia Session 1952.

(4) For a brief summary of "The Housing and Rentals Act" see *Housing in Canada*, Second Quarter, 1951, p. 25.

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, 1939 — 1951.  
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces <sup>(1)</sup>	Net Migration of Married Females	Net Family Formation <sup>(2)</sup>
1939	103.7	45.3	2.1	— 1.3	55.0
1940	123.3	46.6	2.4	— 2.5	71.8
1941	121.8	47.7	2.5	— 1.1	70.6
1942	127.4	47.8	3.1	— .9	75.6
1943	110.9	49.4	3.3	— .3	58.0
1944	101.5	49.2	3.8	+ 1.6	50.1
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	123.9	53.0	5.9	+12.1	77.1
1950					
1st Quarter	14.9	13.1	—	+ 1.8	2.3
2nd Quarter	33.6	14.2	—	+ 2.6	20.7
3rd Quarter	44.8	12.4	—	+ .8	31.9
4th Quarter	31.4	13.1	—	+ 1.6	18.6
Total, 1950	124.7	52.8	5.2	+ 6.8	73.5
1951					
1st Quarter	17.0	13.8	—	+ 3.5	5.4
2nd Quarter	32.0	14.3	—	+ 8.1	24.5
3rd Quarter	45.0	12.1	—	+ 6.5	38.1
4th Quarter	34.1	13.9	—	+ 9.6 <sup>(3)</sup>	28.5 <sup>(3)</sup>
Total, 1951	128.1	54.1	—	+27.7	96.5

(1) Quarterly data not available.

(2) Quarterly estimates include an allowance for divorces.

(3) Estimated.



TABLE 2.—NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES AND TOTAL POPULATION, CANADA, <sup>(1)</sup> 1939 — 1951.

Period	Births	Deaths	Marriages	Divorces <sup>(2)</sup>	Population <sup>(3)</sup> (000)
1939.....	229,468	108,951	103,658	2,068	11,250
1940.....	244,316	110,927	123,318	2,369	11,364
1941.....	255,317	114,639	121,842	2,461	11,490
1942.....	272,313	112,978	127,372	3,089	11,637
1943.....	283,580	118,635	110,937	3,263	11,778
1944.....	284,220	116,052	101,496	3,788	11,929
1945.....	288,730	113,414	108,031	5,076	12,055
1946.....	330,732	114,931	134,088	7,683	12,268
1947.....	359,094	117,725	127,311	8,199	12,527
1948.....	347,307	119,384	123,314	6,881	12,799
1949.....	366,139	124,047	123,877	5,934	13,423
1950					
January.....	29,707	11,510	4,881	—	—
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	—	13,688
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	—	—
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	—	—
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	5,208	—
1951 <sup>(4)</sup>					
January.....	29,210	10,662	6,176	—	—
February.....	27,672	11,214	5,468	—	
March.....	31,385	12,482	5,394	—	
1st Quarter.....	88,267	34,358	17,038	—	
April.....	32,707	11,619	7,775	—	13,984 <sup>(4)</sup>
May.....	33,088	10,440	9,924	—	
June.....	34,740	9,238	14,317 <sup>(5)</sup>	—	
2nd Quarter.....	100,535	31,297	32,016 <sup>(5)</sup>	—	
July.....	32,490	9,104	16,756	—	—
August.....	33,745	10,155	13,992	—	
September.....	29,520	8,686	14,254	—	
3rd Quarter.....	95,755	27,945	45,002	—	
October.....	34,618	10,395	14,184	—	—
November.....	30,346	10,677	10,958	—	
December.....	29,891	11,329	8,925	—	
4th Quarter.....	94,855	32,401	34,067	—	
Total, 1951.....	379,412	126,001	128,123	— <sup>(7)</sup>	—

(1) Excluding Yukon and Northwest Territories throughout and Newfoundland for the period 1939-1948.

(2) Monthly data not available.

(3) Data for the period 1942-1950 represent revised intercensal figures calculated on the basis of the 1951 census.

(4) Preliminary.

(5) Revised.

(6) 1951 census.

(7) Not yet available.

TABLE 3.—BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA,  
1939 — 1951.  
(Per Thousand of Population)

Year	Birth Rate	Death Rate	Marriage Rate	Divorce Rate
1939	20.4	9.7	9.2	.02
1940	21.5	9.8	10.9	.02
1941	22.2	10.0	10.6	.02
1942	23.4	9.7	10.9	.03
1943	24.1 <sup>(1)</sup>	10.1	9.4	.03
1944	23.8	9.7	8.5	.03
1945	24.0 <sup>(1)</sup>	9.4	9.0 <sup>(1)</sup>	.04
1946	27.0 <sup>(1)</sup>	9.4	10.9	.06
1947	28.7 <sup>(1)</sup>	9.4	10.2 <sup>(1)</sup>	.07
1948	27.1 <sup>(1)</sup>	9.3	9.6	.05
1949	27.3 <sup>(1)</sup>	9.2	9.2	.04 <sup>(1)</sup>
1950 <sup>(2)</sup>	27.1 <sup>(1)</sup>	9.0	9.1	.04
1951 <sup>(2)</sup>	27.1	9.0	9.2	— <sup>(2)</sup>

(1) Revised on the basis of recalculated intercensal population data (see Table 2).

(2) Preliminary.

(3) Not yet available.

TABLE 4.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARTIAL STATUS AND AGE GROUP,  
1939 — 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	
1939	2,986	4,695	7,681	4,346	4,967	9,313	4,866	6,820	11,686	2,815	2,493	5,308	16,994
1940	2,019	3,352	5,371	2,786	3,167	5,953	3,939	4,517	8,456	1,432	1,436	2,868	11,324
1941	1,580	3,211	4,791	2,011	2,527	4,538	3,851	3,489	7,340	940	1,049	1,989	9,329
1942	1,187	2,021	3,208	2,341	2,341	4,682	2,280	3,429	5,709	928	939	1,867	7,576
1943	1,284	2,006	3,290	2,468	2,746	5,214	2,113	4,064	6,177	1,177	1,150	2,327	8,504
1944	1,513	2,981	4,494	4,590	3,717	8,307	2,391	6,253	8,644	2,103	2,054	4,157	12,801
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722
1946	6,694	13,799	20,493	36,457	14,779	51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127
1948	25,843	41,247	67,090	24,676	33,638	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414
1949	22,271	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	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	7,396	12,133	3,614	3,678	7,292	9,634	5,147	14,781	2,499	2,145	4,644	19,425
2nd Quarter	13,087	19,833	32,920	10,342	10,600	20,942	25,565	14,584	40,149	7,355	6,358	13,713	53,862
July	4,934	7,299	12,233	3,721	3,678	7,399	9,757	5,189	14,946	2,476	2,210	4,686	19,632
August	4,584	6,576	11,160	3,128	2,946	6,074	9,038	4,343	13,381	2,122	1,731	3,853	17,234
September	3,452	4,900	8,352	2,368	2,503	4,871	6,952	3,589	10,541	1,400	1,282	2,682	13,223
3rd Quarter	12,970	18,775	31,745	9,217	9,127	18,344	25,747	13,121	38,868	5,998	5,223	11,221	50,089
October	5,564	8,510	14,074	4,287	4,226	8,513	11,432	6,161	17,593	2,642	2,352	4,994	22,587
November	5,651	8,535	14,186	4,196	3,855	8,051	11,721	5,983	17,704	2,465	2,068	4,533	22,237
December	4,574	7,243	11,817	3,826	4,031	7,857	9,432	5,787	15,219	2,385	2,070	4,455	19,674
4th Quarter	15,789	24,288	40,077	12,309	12,112	24,421	32,585	17,931	50,516	7,492	6,490	13,982	64,498
Total, 1951	48,045	72,097	120,142	37,024	37,196	74,220	95,796	53,234	149,030	24,346	20,986	45,332	194,362

TABLE 5—NUMBER OF EMIGRANTS<sup>(1)</sup> FROM CANADA, BY SEX,  
MARITAL STATUS AND AGE GROUP,  
1939 — 1951.

Period	Total	Married Females <sup>(2)</sup>	Children under 18 Years <sup>(2)</sup>
1939.....	15,200	—	—
1940.....	15,800	—	—
1941.....	15,500	—	—
1942.....	14,300	—	—
1943.....	13,900	—	—
1944.....	14,900	—	—
1945.....	22,500	—	—
1946.....	33,900	—	—
1947.....	35,000	—	—
1948.....	34,800	6,700	6,200
1949.....	34,100	8,300	7,100
1950 <sup>(3)</sup>			
1st Quarter.....	6,100 <sup>(4)</sup>	1,600	1,300
2nd Quarter.....	8,200	2,000	2,000
3rd Quarter.....	9,900	2,500	2,000
4th Quarter.....	9,300	2,300	2,000
Total, 1950	33,500	8,400	7,300
1951 <sup>(3)</sup>			
1st Quarter.....	6,300	1,700	1,600
2nd Quarter.....	8,300	2,200	2,400
3rd Quarter.....	11,000 <sup>(4)</sup>	2,700	2,900
4th Quarter.....	9,600	2,700	2,700
Total, 1951.....	35,200	9,300	9,600

(1) Estimated.

(2) Not available prior to 1948.

(3) Preliminary.

(4) Revised.

TABLE 6.— NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY,  
1939 — 1951.

Period	United Kingdom		United States		Other Countries		Total	
	Immi- gration	Emigra- tion <sup>(1)</sup>	Immi- gration	Emigra- tion	Immi- gration	Emigra- tion <sup>(1)</sup>	Immi- gration	Emigra- tion
1939 .....	3,600	—	5,600	10,700	7,800	—	17,000	15,200
1940 .....	3,000	—	7,100	11,000	1,200	—	11,300	15,800
1941 .....	2,300	—	6,600	10,900	400	—	9,300	15,500
1942 .....	2,300	—	5,100	10,000	200	—	7,600	14,300
1943 .....	3,800	—	4,400	9,700	300	—	8,500	13,900
1944 .....	7,700	—	4,500	10,500	600	—	12,800	14,900
1945 .....	14,600	5,100	6,400	15,800	1,700	1,600	22,700	22,500
1946 .....	51,400	9,100	11,500	22,000	8,800	2,800	71,700	33,900
1947 .....	38,800	7,900	9,400	24,100	15,900	3,000	64,100	35,000
1948 .....	46,000	7,200	7,400	24,600	72,000	3,000	125,400	34,800
1949 .....	22,200	7,600	7,600	23,400	65,300	3,100	95,100	34,100
1950								
1st Quarter .....	2,300	900	1,300	4,600	10,900	600	14,500	6,100
2nd Quarter .....	4,500	1,600	1,800	6,000	16,500	600	22,800	8,200
3rd Quarter .....	3,000	2,500	2,600	6,600	11,300	800	16,900	9,900
4th Quarter .....	3,600	2,000	1,900	6,500	14,100	800	19,600	9,300
Total, 1950 .....	13,400	7,000	7,600	23,700	52,800	2,800	73,800	33,500
1951								
1st Quarter .....	4,300	800	1,600	5,000 <sup>(2)</sup>	20,000	500	25,900	6,300
2nd Quarter .....	9,800	900	2,100	6,800	42,000	600	53,900	8,300
3rd Quarter .....	7,800	2,100 <sup>(2)</sup>	2,300	8,300	40,000	600 <sup>(2)</sup>	50,100	11,000 <sup>(2)</sup>
4th Quarter .....	9,200	900	1,700	8,100	53,600	600	64,500	9,600
Total, 1951 .....	31,100	4,700	7,700	28,200	155,600	2,300	194,400	35,200

(1) Not available prior to 1945.

(2) Revised.

## SECTION 2 HOUSE-BUILDING ACTIVITY

TABLE 7.—NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND  
UNDER CONSTRUCTION, CANADA<sup>(1)</sup>, 1945 — JANUARY, 1952

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) <sup>(2)</sup>
<i>Dwellings in New Structures and Conversions<sup>(3)</sup></i>			
1945	— <sup>(4)</sup>	48,470	— <sup>(4)</sup>
1946	— <sup>(4)</sup>	67,194	— <sup>(4)</sup>
1947	81,276	79,231	— <sup>(4)</sup>
1948	95,340	81,243	— <sup>(4)</sup>
1949	93,931	91,655	— <sup>(4)</sup>
1950	95,270	91,754	— <sup>(4)</sup>
1951	72,079	84,810	
<i>Dwellings in New Structures</i>			
1945	— <sup>(4)</sup>	42,488	— <sup>(4)</sup>
1946	— <sup>(4)</sup>	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950			
1st Quarter	9,015	17,873	50,161
2nd Quarter	33,134	18,095	63,634
3rd Quarter	29,796	23,463	69,957
4th Quarter	20,586	29,584	59,443
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
September	5,538	7,002	58,382
3rd Quarter	19,122	19,111	—
October	4,977	8,164	55,180
November	3,798	8,842	50,449
December	2,217	6,499	47,488
4th Quarter	10,992	23,505	—
Total, 1951	68,579	81,310	—
1952			
January	1,705	5,017	44,161

(1) Excluding Yukon and Northwest Territories for the period 1945-1951 and Newfoundland for the period 1945-48.  
(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 124).

(3) Estimated.

(4) Not available.

TABLE 8.— NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS,  
CANADA, 1947 — MARCH, 1952.

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	487	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
September	3,698	973	4,671	537	330	867	5,208
3rd Quarter	11,788	2,243	14,031	3,685	1,406	5,091	17,716
October	3,564	229	3,793	891	293	1,184	4,684
November	2,624	196	2,820	673	305	978	3,493
December	1,569	385	1,954	182	81	263	2,136
4th Quarter	7,757	810	8,567	1,746	679	2,425	10,313
Total, 1951	47,374	5,532	52,906	11,572	4,101	15,673	64,478
1952							
January	1,329	166	1,511	122	72	194	1,633
February	1,742 <sup>(2)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>
March	3,411 <sup>(2)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>

(1) Not yet available.

(2) Preliminary.

TABLE 9.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS,  
CANADA, 1947 — JANUARY, 1952.

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
September	4,810	198	5,008	1,415	579	1,994	6,423
3rd Quarter	13,533	899	14,432	3,269	1,410	4,679	17,701
October	6,173	401	6,574	1,182	408	1,590	7,756
November	5,846	787	6,633	1,401	808	2,209	8,034
December	4,354	910	5,264	936	299	1,235	6,200
4th Quarter	16,373	2,098	18,471	3,519	1,515	5,034	21,990
Total, 1951	61,167	4,220	65,387	12,254	3,669	15,923	77,641
1952							
January	3,894	366	4,260	619	138	757	4,879



TABLE 10.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,  
BY TYPE OF UNIT, CANADA, 1947 — JANUARY, 1952.

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	4,903	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	6,171
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
September	5,213	628	80	1,044	37	7,002
3rd Quarter	14,206	1,922	173	2,703	107	19,111
October	6,161	574	24	1,400	5	8,164
November	6,986	476	7	1,370	3	8,842
December	4,566	530	59	1,344	0	6,499
4th Quarter	17,713	1,580	90	4,114	8	23,505
Total, 1951	60,366	7,568	585	12,540	251	81,310
1952						
January	4,239	300	0	478	0	5,107

TABLE 11.— DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD  
AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES,<sup>(1)</sup>  
CANADA, 1950 — 1951.

Period	Number of Months Unsold								Total Number of New Completed Dwellings Unsold	Average Number of Months Unsold
	1-3		4-6		7-9		10-13			
	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent		
1950										
January	327	68	89	19	45	9	17	4	478	3.5
February	443	71	104	17	55	9	21	3	623	3.0
March	434	70	97	16	54	9	29	5	614	3.5
April	332	62	122	23	47	9	34	6	535	3.8
May	290	51	195	34	43	8	38	7	566	4.3
June	330	63	119	23	36	7	35	7	520	3.7
July	298	64	101	22	38	8	30	6	467	3.7
August	218	55	115	29	34	9	33	7	400	4.0
September	121	41	120	40	28	10	26	9	295	4.6
October	163	67	34	14	16	7	30	12	243	3.8
November	233	74	36	11	22	7	25	8	316	3.5
December	239	78	32	10	13	5	20	6	304	3.1
Annual Average	286	64	97	22	36	8	28	6	447	3.7
1951										
January	187	71	46	18	13	5	16	6	262	3.4
February	120	62	43	22	15	8	16	8	194	3.6
March	104	60	37	21	14	8	18	10	173	4.0
April	83	59	29	21	13	9	15	11	140	4.2
May	129	75	23	13	8	5	13	7	173	3.3
June	169	83	17	8	6	3	11	6	203	3.0
July	214	86	15	6	7	3	13	5	249	2.8
August	234	82	32	12	10	3	11	3	287	2.8
September	344	87	36	9	8	2	9	2	397	2.6
October	531	87	64	10	6	1	10	2	611	2.5
November	867	91	78	7	8	1	9	1	958	2.4
December	1,045	90	108	9	13	1	—	—	1,166	2.3
Annual Average	336	84	44	11	10	2	12	3	401	2.8

(1) For coverage see p.125.

TABLE 12.— GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1939 — 1951.  
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Capital Formation
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages	Total	
1939.....	165.8	19.3	4.4	189.5	113.9	4.2	118.1	71.4
1940.....	178.8	20.5	4.9	204.2	123.5	4.4	127.9	76.3
1941.....	218.2	25.3	5.7	249.2	140.9	4.7	145.6	103.6
1942.....	195.0	28.3	4.7	228.0	157.4	3.5	160.9	67.1
1943.....	176.1	27.6	3.8	207.5	174.4	6.0	180.4	27.1
1944.....	214.5	22.1	4.5	241.1	186.1	4.0	190.1	51.0
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.....	726.8	48.2	16.3	791.3	313.2	7.8	321.0	470.3
1950 <sup>(1)</sup>								
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								
1st Quarter.....	184.8	16.1 <sup>(1)</sup>	4.4 <sup>(1)</sup>	205.3 <sup>(1)</sup>	97.7 <sup>(1)</sup>	2.2 <sup>(1)</sup>	99.9 <sup>(1)</sup>	105.4 <sup>(1)</sup>
2nd Quarter.....	205.7	17.9 <sup>(1)</sup>	4.9 <sup>(1)</sup>	228.5 <sup>(1)</sup>	101.7 <sup>(1)</sup>	2.2 <sup>(1)</sup>	103.9 <sup>(1)</sup>	124.6 <sup>(1)</sup>
3rd Quarter.....	198.7	17.3 <sup>(1)</sup>	4.7 <sup>(1)</sup>	220.7 <sup>(1)</sup>	103.3 <sup>(1)</sup>	2.2 <sup>(1)</sup>	105.5 <sup>(1)</sup>	115.2 <sup>(1)</sup>
4th Quarter.....	179.8	15.7	4.2	199.7	111.3	2.4	113.7	86.0
Total, 1951.....	769.0	67.0	18.2	854.2	414.0	9.0	423.0	431.2

(1) Revised.

TABLE 13.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,  
RESIDENTIAL AND OTHER CONSTRUCTION, AND GROSS NATIONAL EXPENDITURE, CANADA,  
1939 — 1951.  
(Millions of Dollars)

Period	New Construction			Repair and Maintenance			Total			Gross National Expenditure
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	Total	
1939.....	185.1	301.0	486.1	56.6	216.0	272.6	241.7	517.0	758.7	5,707
1940.....	199.3	384.0	583.3	63.0	222.0	285.0	262.3	606.0	868.3	6,872
1941.....	243.5	564.0	807.5	76.7	252.0	328.7	320.2	816.0	1,136.2	8,517
1942.....	223.3	684.0	907.3	86.7	269.0	355.7	310.0	953.0	1,263.0	10,539
1943.....	203.7	692.0	895.7	87.6	298.0	385.6	291.3	990.0	1,281.3	11,183
1944.....	236.6	449.0	685.6	91.8	369.0	460.8	328.4	818.0	1,146.4	11,954
1945.....	285.6	421.0	706.6	96.3	401.7	498.0	381.9	822.7	1,204.6	11,850
1946.....	412.0	661.7 <sup>(1)</sup>	1,073.7 <sup>(1)</sup>	105.3	427.7	533.0	517.3	1,089.4 <sup>(1)</sup>	1,066.7 <sup>(1)</sup>	12,026
1947.....	539.7	884.0	1,423.7	130.8	461.2	592.0	670.5	1,345.2	2,015.7	13,768
1948.....	667.7	1,208.4	1,876.1	161.9	532.1	694.0	829.6	1,740.5	2,570.1	15,613
1949.....	775.0	1,348.7	2,123.7	176.0 <sup>(1)</sup>	555.8	731.8 <sup>(1)</sup>	951.2	1,904.5	2,855.7	16,462
1950										
1st Quarter.....	157.9	235.6 <sup>(1)</sup>	393.5 <sup>(1)</sup>	34.3	78.6 <sup>(1)</sup>	112.9 <sup>(1)</sup>	192.2	314.2 <sup>(1)</sup>	506.4 <sup>(1)</sup>	—
2nd Quarter.....	196.1	378.6 <sup>(1)</sup>	574.7 <sup>(1)</sup>	40.6	147.2 <sup>(1)</sup>	187.8 <sup>(1)</sup>	236.7	525.8 <sup>(1)</sup>	762.5 <sup>(1)</sup>	—
3rd Quarter.....	241.4	460.7 <sup>(1)</sup>	702.1 <sup>(1)</sup>	56.6	179.3 <sup>(1)</sup>	235.9 <sup>(1)</sup>	298.0	640.0 <sup>(1)</sup>	938.0 <sup>(1)</sup>	—
4th Quarter.....	247.9	445.5 <sup>(1)</sup>	693.4 <sup>(1)</sup>	59.5	169.9 <sup>(1)</sup>	229.4 <sup>(1)</sup>	307.4	615.4 <sup>(1)</sup>	922.8 <sup>(1)</sup>	—
Total, 1950.....	843.3	1,520.4 <sup>(1)</sup>	2,363.7 <sup>(1)</sup>	191.0	575.0 <sup>(1)</sup>	766.0 <sup>(1)</sup>	1,034.3	2,095.4 <sup>(1)</sup>	3,129.7 <sup>(1)</sup>	18,029
1951 <sup>(2)</sup>										
1st Quarter.....	198.9	302.5 <sup>(1)</sup>	501.4 <sup>(1)</sup>	40.9	94.6 <sup>(1)</sup>	135.5 <sup>(1)</sup>	239.8	397.1 <sup>(1)</sup>	636.9 <sup>(1)</sup>	—
2nd Quarter.....	222.4	465.0 <sup>(1)</sup>	687.4 <sup>(1)</sup>	48.9	172.4 <sup>(1)</sup>	221.3 <sup>(1)</sup>	271.3	637.4 <sup>(1)</sup>	908.7 <sup>(1)</sup>	—
3rd Quarter.....	212.6	572.2 <sup>(1)</sup>	784.8 <sup>(1)</sup>	67.2	213.9 <sup>(1)</sup>	281.1 <sup>(1)</sup>	279.8	786.1 <sup>(1)</sup>	1,065.9 <sup>(1)</sup>	—
4th Quarter.....	202.1	508.5	710.6	64.0	189.1	253.1	266.1	697.6	963.7	—
Total, 1951.....	836.0	1,848.2	2,684.2	221.0	670.0	891.0	1,057.0	2,518.2	3,575.2	21,217

(1) Revised.

(2) Preliminary.

TABLE 14.— NEW RESIDENTIAL CONSTRUCTION,  
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940 — 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
1940	50.1	7.4	57.5	—(1)	—(1)	—(1)
1941	61.1	8.9	70.0	—(1)	—(1)	—(1)
1942	44.6	8.5	53.1	601	14,326	14,927
1943	41.2	8.7	49.9	1,164	12,019	13,183
1944	70.7	12.2	82.9	4,203	19,492	23,695
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.3	23.1	299.5	6,473	44,838	51,311
1949	328.4	26.3	354.7	9,895	45,395	55,290
1950						
1st Quarter	48.3	4.1	52.4	2,031	6,146	8,177
2nd Quarter	157.8	11.6	169.4	4,489	20,066	24,555
3rd Quarter	109.2	10.2	119.4	2,242	14,071	16,313
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	1.9	31.8 <sup>(2)</sup>	703	3,365	4,068
1st Quarter	61.6	4.6	66.2 <sup>(2)</sup>	1,618	7,107	8,725
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
July	28.4	3.8	32.2	895	3,580	4,475
August	25.7	3.2	28.9	490	3,060	3,550
September	19.4 <sup>(2)</sup>	3.1	22.5 <sup>(2)</sup>	489 <sup>(2)</sup>	2,273 <sup>(2)</sup>	2,762 <sup>(2)</sup>
3rd Quarter	73.5 <sup>(2)</sup>	10.1	83.6 <sup>(2)</sup>	1,874 <sup>(2)</sup>	8,913 <sup>(2)</sup>	10,787 <sup>(2)</sup>
October	22.4	3.1	25.5	501	3,322	3,823
November	16.7	2.1	18.8	455	1,787	2,242
December	10.2	1.2	11.4	412	1,173	1,585
4th Quarter	49.3	6.4	55.7	1,368	6,282	7,650
Total, 1951	306.6	32.9	339.5	7,469	36,935	44,404

(1) Not available.  
(2) Revised.

TABLE 15.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,  
CANADA, 1939 — JANUARY, 1952.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	<sup>(1)</sup> Apartments	All Other Residential Dwellings	Total
1939	9.8	57.7	67.5	2,403	21,559	23,962
1940	8.5	59.2	67.7	1,960	20,554	22,514
1941	6.2	86.2	92.4	1,330	29,140	30,470
1942	.9	78.4	79.3	171	29,823	29,994
1943	.9	78.2	79.1	169	29,720	29,889
1944	8.8	122.4	131.2	1,580	36,725	38,305
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	185.0	197.2	1,743	36,458	38,201
1948	30.1	342.9	373.1	3,730	62,500	66,230
1949	69.5	394.9	464.4	8,165	64,247	72,412
1950						
1st Quarter	9.7	64.8	74.5	1,134	9,291	10,425
2nd Quarter	14.0	146.9	160.9	1,600	22,096	23,696
3rd Quarter	18.4	160.6	179.0	1,997	24,027	26,024
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	835	5,278	6,113
May	7.5	44.5	52.0	729	6,112	6,841
June	6.7	43.5	50.2 <sup>(2)</sup>	647	6,206	6,853
2nd Quarter	22.6	129.4	152.0 <sup>(2)</sup>	2,211	17,596	19,807
July	4.8	39.0	43.8	454	6,020	6,474
August	1.9	33.2	35.1 <sup>(2)</sup>	185	5,095	5,280
September	2.4	27.6	30.0	225	4,276	4,501
3rd Quarter	9.1	99.8	108.9 <sup>(2)</sup>	864	15,391	16,255
October	3.2	26.2	29.4	299	4,083	4,382
November	7.3	39.7	47.0	692	4,903	5,595
December	3.1	23.8	26.9	294	2,970	3,264
4th Quarter	13.6	89.7	103.3	1,285	11,956	13,241
Total, 1951	55.8	381.4	437.2	5,425	53,554	58,979
1952						
January	5.2	14.8	20.0	489	1,861	2,350

(1) Estimated.

(2) Revised.

SECTION 3  
PUBLICLY-ASSISTED HOUSE BUILDING

TABLE 16.— NUMBER OF NEW PERMANENT DWELLINGS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING  
WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — 1951.

Period	Publicly-Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing <sup>(3)</sup>	Total Housing
		With Government Financial Assistance			Without Government Financial Assistance	Total Privately-Initiated Housing		
		Loans	Guarantees	Sub-total <sup>(1)</sup>				
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	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	4,891	316	5,207	4,243	9,450	5,558	9,801
2nd Quarter	773	9,063	239	9,312	18,579	27,891	10,085	28,664
3rd Quarter	870 <sup>(3)</sup>	6,583	180 <sup>(3)</sup>	6,763 <sup>(3)</sup>	11,489 <sup>(3)</sup>	18,252 <sup>(3)</sup>	7,633 <sup>(3)</sup>	19,122
4th Quarter	638	2,355	96	2,451	7,903	10,354	3,089	10,992
Total, 1951	2,632	22,892	831	23,733	42,214	65,947	26,365	68,579

(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 17.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,<sup>(1)</sup> NUMBER AND AMOUNT OF GROSS LOANS  
APPROVED AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945 — FEBRUARY, 1952.

Period	Number of Loans <sup>(2)</sup>	Number of Dwellings <sup>(2)</sup>	Amount of Loans \$000		Total
			Joint Loans	Direct Loans	
1945 <sup>(3)</sup> .....	5,142	5,695	23,832	0	23,832
1946.....	8,492	13,042	43,280	18,355	61,635
1947.....	10,549	12,734	60,576	1,133	61,709
1948.....	16,913	20,730	106,696	1,708	108,404
1949.....	19,627	29,036	122,737	38,792	161,529
1950.....	36,358 <sup>(4)</sup>	45,332 <sup>(4)</sup>	280,065 <sup>(4)</sup>	25,712 <sup>(4)</sup>	305,777 <sup>(4)</sup>
1951					
January.....	1,568 <sup>(4)</sup>	1,812 <sup>(4)</sup>	12,834 <sup>(4)</sup>	401	13,235 <sup>(4)</sup>
February.....	1,803	2,162	13,384 <sup>(4)</sup>	1,568	14,952
March.....	2,583 <sup>(4)</sup>	3,978 <sup>(4)</sup>	21,459 <sup>(4)</sup>	3,582 <sup>(4)</sup>	25,041 <sup>(4)</sup>
1st Quarter.....	5,954 <sup>(4)</sup>	7,952 <sup>(4)</sup>	47,677 <sup>(4)</sup>	5,551 <sup>(4)</sup>	53,228 <sup>(4)</sup>
April.....	2,611 <sup>(4)</sup>	3,454 <sup>(4)</sup>	21,151 <sup>(4)</sup>	1,206 <sup>(4)</sup>	22,357 <sup>(4)</sup>
May.....	2,381	2,706	18,100 <sup>(4)</sup>	152 <sup>(4)</sup>	18,252 <sup>(4)</sup>
June.....	1,428	1,631	10,551	157	10,708
2nd Quarter.....	6,420 <sup>(4)</sup>	7,791 <sup>(4)</sup>	49,802 <sup>(4)</sup>	1,515 <sup>(4)</sup>	51,317 <sup>(4)</sup>
July.....	1,363	1,785	10,739	790	11,529
August.....	1,087 <sup>(4)</sup>	1,365 <sup>(4)</sup>	8,096 <sup>(4)</sup>	946	9,042 <sup>(4)</sup>
September.....	791 <sup>(4)</sup>	1,147 <sup>(4)</sup>	7,059 <sup>(4)</sup>	36	7,095 <sup>(4)</sup>
3rd Quarter.....	3,241 <sup>(4)</sup>	4,297 <sup>(4)</sup>	25,894 <sup>(4)</sup>	1,772	27,666 <sup>(4)</sup>
October.....	850 <sup>(4)</sup>	1,036 <sup>(4)</sup>	6,413	324 <sup>(4)</sup>	6,737 <sup>(4)</sup>
November.....	698 <sup>(4)</sup>	905 <sup>(4)</sup>	5,051	1,145 <sup>(4)</sup>	6,196 <sup>(4)</sup>
December.....	742	1,031	6,236	1,077	7,313
4th Quarter.....	2,290	2,972	17,700	2,546	20,246
Total, 1951.....	17,905	23,012	141,073	11,384	152,457
1952					
January.....	1,325	1,759	12,785	289	13,074
February <sup>(5)</sup> .....	1,296	1,627	10,660	1,249	11,909
Total, Feb. 1, 1945 — Feb. 29, 1952.....	117,607	152,967	801,704	98,622	900,326

(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. Data for November, 1951, and subsequent period include housing loans under the special provisions for defence worker and for non-defence worker houses built with agreed end sales price.

(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 18.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
NUMBER AND AMOUNT OF LOANS APPROVED FOR NON-DEFENCE WORKER  
HOUSES BUILT WITH AGREED SALE OR CONTRACT PRICE, AND NUMBER OF  
DWELLINGS FINANCED, CANADA, OCTOBER, 1951 — FEBRUARY, 1952.

Period	Number of Loans	Number of Dwellings	Amount of Loans (\$000)
1951			
October.....	—	—	—
November.....	46	56	402
December.....	498	505	4,029
Total Gross Loans.....	544	561	4,431
Cancellations, adjustments and reinstatements.....	66	66	517
Total Net Loans.....	610	627	4,948
1952 <sup>(1)</sup>			
January.....	1,021	1,052	8,717
February <sup>(2)</sup> .....	740	755	5,960
Total Gross Loans, October, 1951 — February, 1952.....	2,305	2,368	19,108

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

(2) Preliminary.

TABLE 19.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN,  
CANADA, 1950 — 1951.

Type of Loan	1950				1951			
	Number of Loans	Number of Dwellings	Amount of Loans \$000	Average Loan per Dwelling \$	Number of Loans	Number of Dwellings	Amount of Loans \$000	Average Loan per Dwelling \$
<i>Housing for Home Ownership:</i>								
Defence worker housing	—	—	—	—	—	—	—	—
Loans to home owners	—	—	—	—	167	167	1,527	9,145
Loans to builders for sale	—	—	—	—	—	—	—	—
Non-defence worker housing	—	—	—	—	—	—	—	—
Loans to home owners	11,068	11,607	77,231	6,654	4,530	4,647	31,284	6,732
Loans to builders for sale	—	—	—	—	—	—	—	—
Integrated housing	1,126	1,126	7,789	6,917	53	53	367	6,921
Other	23,564	24,966	182,461	7,308	12,777	13,299	94,449	6,952
Defence and non-defence worker housing	—	—	—	—	—	—	—	—
Loans to home owners	11,068	11,607	77,231	6,654	4,530	4,647	31,284	6,732
Loans to builders for sale	24,690	26,092	190,250	7,292	12,997	13,519	94,343	6,979
Sub-total	35,758	37,699	267,481	7,095	17,527	18,166	125,627	6,915
<i>Housing for Rental Purposes:</i>								
Defence worker housing	—	—	—	—	—	—	—	—
Non-defence worker housing	—	—	—	—	—	—	—	—
Loans to individuals	400	3,214	15,396	4,790	343	3,451	18,189	5,271
Rental insurance	195	4,317	22,466	5,204	28	1,213	7,640	6,299
Primary industries	1	8	55	6,910	1	8	48	6,000
Limited Dividend Corporation	4	94	379	4,033	6	174	953	5,477
Sub-total	600	7,633	38,296	5,017	378	4,846	26,830	5,537
Total Gross Loans	36,358	45,332	305,777	6,745	17,905	23,012	152,457	6,625
Cancellations, adjustments and reinstatements	2,424	3,052	21,290	—	2,987	3,709	28,760	—
Total Net Loans	33,934	42,280	284,487	6,729	14,918	19,303	123,697	6,408

TABLE 20.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, <sup>(1)</sup>  
ANALYSIS OF GROSS LOANS APPROVED, SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS, AVERAGE ESTIMATED COST,  
LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA,  
1950 AND 1951.

Type of Dwelling	Number of Loans	Number of Dwellings	Amount of Loans  \$000	Average Estimated Costs				Average			
				Land  \$	Con- struction  \$	Other  \$	Total  \$	Lending Value  \$	Loan  \$	Finished Floor Area  Sq. Ft.	Con- struction Cost per Sq. Ft.  \$
1950											
Single 1-Storey	17,651	17,651	122,185	835	8,171	209	9,215	7,795	6,922	974	8.39
Single 1½-Storey:											
Finished	7,916	7,916	60,377	907	8,445	280	9,632	8,390	7,627	1,202	7.03
Unfinished	3,465	3,493	24,627	795	7,976	223	8,994	7,798	7,050	847 <sup>(2)</sup>	6.15
Single 2-Storey	3,445	3,445	28,455	991	9,967	336	11,294	9,375	8,260	1,374	7.25
Semi-Detached	1,431	1,477	11,440	842	8,763	284	9,889	8,573	7,746	1,225	7.15
Duplex	849	1,700	8,848	547	6,939	220	7,706	6,113	5,204	1,088	6.38
Triplex	88	262	1,152	692	6,891	301	7,884	5,600	4,397	1,068	6.45
Double Duplex	1,177	3,016	17,359	581	6,884	299	7,764	6,667	5,756	1,054	6.53
Row House	8	88	590	743	7,195	714	8,652	7,978	6,705	935	7.69
Apartment	323	6,182	30,312	321	5,815	473	6,609	6,111	4,904	852	6.82
Total	36,353	45,230	305,345	758	7,896	279	8,933	7,665	6,751	1,037	7.36
1951											
Single 1-Storey	9,761	9,761	66,601	1,030	9,412	320	10,762	8,556	6,823	1,030	9.13
Single 1½-Storey:											
Finished	3,228	3,228	23,884	1,101	9,650	347	11,098	9,133	7,399	1,231	7.83
Unfinished	1,438	1,438	9,314	870	8,569	254	9,693	8,000	6,477	842 <sup>(2)</sup>	6.57
Single 2-Storey	1,836	1,836	14,340	1,192	11,038	424	12,654	10,010	7,810	1,364	8.09
Semi-Detached	651	666	4,890	966	9,473	382	10,821	8,977	7,343	1,208	7.84
Duplex	215	436	2,176	628	7,571	263	8,462	6,315	4,991	1,083	6.99
Triplex	40	120	544	640	7,334	313	8,287	5,784	4,536	1,001	7.33
Double Duplex	491	996	5,454	782	7,885	322	8,989	6,914	5,476	1,095	7.20
Row House	5	145	794	374	7,071	219	7,664	6,670	5,473	983	7.19
Apartment	233	4,204	23,460	574	6,980	576	8,130	6,934	5,580	882	7.91
Total	17,898	22,830	151,457	933	8,952	375	10,260	8,295	6,634	1,055	8.25

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

(2) Total floor area including unfinished portion averaged 1,297 sq. ft. in 1950 and 1,304 sq. ft. in 1951.

TABLE 21. — OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,  
APRIL, 1946 — 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	3	4	7,000	1,750
1949	0	—	—	—
1950	1	2	5,000	2,500
1951	0	—	—	—
Total, April, 1946 — December, 1951	40	70	119,090	1,701

TABLE 22.—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 — JANUARY, 1952.

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	1 <sup>(1)</sup>	50 <sup>(1)</sup>	303 <sup>(1)</sup>	35 <sup>(1)</sup>	1,938 <sup>(1)</sup>	14,182 <sup>(1)</sup>	36	1,988	14,485
1949	58 <sup>(1)</sup>	6,158 <sup>(1)</sup>	41,443 <sup>(1)</sup>	60 <sup>(1)</sup>	1,562 <sup>(1)</sup>	12,425 <sup>(1)</sup>	118	7,720	53,868
1950	33 <sup>(1)</sup>	3,337 <sup>(1)</sup>	24,037 <sup>(1)</sup>	21 <sup>(1)</sup>	974 <sup>(1)</sup>	7,787 <sup>(1)</sup>	54	4,311	31,824 <sup>(1)</sup>
1951									
January	5	119	934	2	18	200	7	137	1,134
February	—	1	10	1	156	1,297 <sup>(1)</sup>	1	157	1,307 <sup>(1)</sup>
March	1	13	145 <sup>(1)</sup>	—	—	—	1	13	145 <sup>(1)</sup>
1st Quarter	6	133	1,089 <sup>(1)</sup>	3	174	1,497 <sup>(1)</sup>	9	307	2,586 <sup>(1)</sup>
April	2	136	1,215	1	44	327	3	180	1,542
May	—	—	—	—1 <sup>(1)</sup>	—44 <sup>(1)</sup>	—327 <sup>(1)</sup>	—1 <sup>(1)</sup>	—44 <sup>(1)</sup>	—327 <sup>(1)</sup>
June	2	160	1,702 <sup>(1)</sup>	—	—	—	2	160	1,702 <sup>(1)</sup>
2nd Quarter	4	296	2,917 <sup>(1)</sup>	—(1)	—(1)	—(1)	4 <sup>(1)</sup>	296 <sup>(1)</sup>	2,917 <sup>(1)</sup>
July	—	4	37	—	—	—	—	4	37
August	—	—	—	—	—	—	—	—	—
September	—	—	—	—	—	—	—	—	—
3rd Quarter	—	4	37	—	—	—	—	4	37
October	— <sup>(1)</sup>	—72 <sup>(1)</sup>	—506 <sup>(1)</sup>	1 <sup>(1)</sup>	238 <sup>(1)</sup>	1,838 <sup>(1)</sup>	1	166 <sup>(1)</sup>	1,332 <sup>(1)</sup>
November <sup>(2)</sup>	—	—	—	—	—	—	—	—	—
December <sup>(2)</sup>	—	—24	—160	—	—	—	—	—24	—160
4th Quarter <sup>(2)</sup>	—	—96	—666	1	238	1,838	1	142	1,171
Total, 1951 <sup>(2)</sup>	10	337	3,377	4	412	3,334	14	749	6,711
1952									
January <sup>(2)</sup>	1	40	325	—	—	—	1	40	325
Total, July 1948 — January, 1952 <sup>(2)</sup>	103	9,922	69,485	120	4,886	37,728	223	14,808	107,213

(1) Revised.  
(2) Preliminary.

TABLE 23. — 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 — JANUARY, 1952.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948 <sup>(1)</sup>				
Average	3.9	878	7,266	80.93
1949				
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	872 <sup>(2)</sup>	7,992 <sup>(2)</sup>	77.67 <sup>(2)</sup>
February	3.5 <sup>(2)</sup>	895 <sup>(2)</sup>	8,297 <sup>(2)</sup>	80.92 <sup>(2)</sup>
March	3.6 <sup>(2)</sup>	913 <sup>(2)</sup>	8,192 <sup>(2)</sup>	79.00 <sup>(2)</sup>
1st Quarter	3.6 <sup>(2)</sup>	886 <sup>(2)</sup>	8,145 <sup>(2)</sup>	79.22 <sup>(2)</sup>
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	—	—	—	—
August	—	—	—	—
September	—	—	—	—
3rd Quarter	—	—	—	—
October	3.7	825	7,720 <sup>(2)</sup>	76.94
November	—	—	—	—
December	—	—	—	—
4th Quarter	3.7	825	7,720	76.94
Annual Average	3.6	868	8,558	80.76
1952				
January	3.9	1,011	8,134	89.50
Average, July 1948 — January, 1952	4.0	900	7,151	71.06

(1) Covers period July to December.

(2) Revised.

TABLE 24. — APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947 — 1951.

Period	With Loans Under the National Housing Act			With Guarantees Under the Rental Insurance Plan			With Double Depreciation Approval Only			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1947 <sup>(1)</sup>	22	151	760	0	—	—	6	219	1,783	28	370	2,543
1948	26	253	1,753	1	40	247	14	112	1,157	40	405	2,910
1949	18	611	4,152	79	2,501	17,028	16	66	695	96	2,656	18,174
1950												
1st Quarter	49	1,650	11,967	52	1,956	14,272	0	—	—	57	2,015	14,630
2nd Quarter	5	78	469	10	203	1,379	3	119	729	13	322	2,108
3rd Quarter	3	64	408	4	77	501	0	—	—	4	77	501
4th Quarter	4	56	373	4	56	373	0	—	—	4	56	373
Total, 1950	61	1,848	13,217	70	2,292	16,525	3	119	729	78	2,470	17,612
1951												
1st Quarter	0	—	—	3 <sup>(2)</sup>	102 <sup>(2)</sup>	732 <sup>(2)</sup>	0	—	—	3 <sup>(2)</sup>	102 <sup>(2)</sup>	732 <sup>(2)</sup>
2nd Quarter	0	—	—	1 <sup>(2)</sup>	8 <sup>(2)</sup>	49 <sup>(2)</sup>	2	10	41	3 <sup>(2)</sup>	18 <sup>(2)</sup>	90 <sup>(2)</sup>
3rd Quarter	0 <sup>(2)</sup>	— <sup>(2)</sup>	— <sup>(2)</sup>	0	—	—	0 <sup>(2)</sup>	— <sup>(2)</sup>	— <sup>(2)</sup>	0 <sup>(2)</sup>	— <sup>(2)</sup>	— <sup>(2)</sup>
4th Quarter	0	—	—	0	—	—	0	—	—	0	—	—
Total, 1951	0	—	—	4	110	781	2	10	41	6	120	822
Total, June 1947 — December, 1951	127	2,863	19,882	154	4,943	34,581	41	526	4,405	248	6,021	42,061

(1) Covers period June to December.

(2) Revised.

TABLE 25. — FEDERAL-PROVINCIAL HOUSING PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944, BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CANADA, 1950 — 1951.

Period	Number of Projects for Which Contracts Awarded	Number of Dwellings				Total Expenditures <sup>(1)</sup> (\$000)		
		For Which Contracts Awarded	Started	Completed	Under Construction (at End of Period)	Housing	Land Acquisition and Other	Total
1950								
1st Quarter	—	—	—	—	—	—	—	—
2nd Quarter	1	140	—	—	—	—	—	—
3rd Quarter	—	—	140	—	140	44	—	44
4th Quarter	—	—	—	—	140	512	23	535
Total, 1950	1	140	140	—	—	556	23	579
1951								
January	—	—	—	—	140	37	—	37
February	—	—	—	—	140	—	—	—
March	—	—	—	8	132	81	46	127
1st Quarter	—	—	—	8	—	118	46	164
April	1	88	—	16	116	56	—	56
May	—	—	—	32	84	64	—	64
June	—	—	4	28	60	60	—	60
2nd Quarter	1	88	4	76	—	180	—	180
July	—	—	12	24	48	4	—	4
August	—	—	72	32	88	185	—	185
September	—	—	—	—	88	3	—	3
3rd Quarter	—	—	84	56	—	192	—	192
October	—	—	—	—	88	120	7	127
November	2	355	69	—	157	119	55	124
December	—	—	34	—	191	216	55	271
4th Quarter	2	355	103	—	—	455	67	522
Total, 1951	3	443	191	140	—	945	113	1,058
Total, June, 1950— Dec., 1951	4	583	331	140	—	1,501	136	1,637

(1) Covers both Federal and provincial government shares.



TABLE 26.— FEDERAL-PROVINCIAL LAND ASSEMBLY PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944,  
CANADA, 1950 — 1951.

Period	Progress of Land Assembly Projects								Total Expenditure \$000	
	Started			Improvements Completed			Under Construction (At End of Period)			
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Number of Lots			Number of Projects		Number of Lots
					Completed	Sold <sup>(1)</sup>	Unsold (At End of Period)			
1950										
1st Quarter	—	—	—	—	—	—	—	—	—	—
2nd Quarter	—	—	—	—	—	—	—	—	—	—
3rd Quarter	1	374	133	—	—	—	—	1	374	53
4th Quarter	4	1,787	610	—	—	—	—	5	2,161	228
Total, 1950	5	2,161	743	—	—	—	—	—	—	281
1951										
1st Quarter	—	—	—	—	—	—	—	5	2,161	146 <sup>(2)</sup>
2nd Quarter	—	—	—	1	325	—	—	4	1,836	151 <sup>(2)</sup>
3rd Quarter	—	—	—	—	135	77	383	4	1,701	463 <sup>(2)</sup>
4th Quarter	—	—	—	—	—	98	285	4	1,701	841
Total, 1951	—	—	—	1	460	175	—	—	—	1,601

(1) Includes acceptances of offers to purchase.

(2) Revised.

TABLE 27.— LAND ASSEMBLY PROJECTS UNDER SECTION 11B OF THE NATIONAL HOUSING ACT, 1944,  
CANADA, 1947 — 1951.

Period	Progress of Land Assembly Projects									Total Expenditure \$000
	Started			Improvements Completed				Under Construction (At End of Period)		
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Number of Lots			Number of Projects	Number of Lots	
					Completed	Sold or Optioned	Not Optioned or Sold (At End of Period)			
1947	4	910	199	--	--	--	--	4	910	--
1948	1	91	11	--	--	--	--	5	1,001	--
1949	1	534	150	--	--	872	663	6	663	1,141.0 <sup>(1)</sup>
1950										
1st Quarter	1	425	90	1	63	63	1,025	6	1,025	56.3
2nd Quarter	--	--	--	--	325	325	700	6	700	113.1
3rd Quarter	--	--	--	--	190	190	510	6	510	135.2
4th Quarter	--	--	--	--	631	60	460	6	460	87.5
Total, 1950	1	425	90	1	1,209	638	--	6	--	392.1
1951										
1st Quarter	--	--	--	--	--	92	368	3	368	60.3
2nd Quarter	--	--	--	--	--	66	302	3	302	33.7
3rd Quarter	--	--	--	--	--	51	251	3	251	239.3
4th Quarter	--	--	--	--	--	14	237	3	237	196.9
Total, 1951	--	--	--	--	--	223	--	3	--	530.2

(1) Includes expenditures made in 1947 and 1948.

TABLE 28.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, <sup>(1)</sup> NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941 — 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 <sup>(2)</sup>	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949	4,916	7,804	3,731	38,635	160 <sup>(3)</sup>	3,978 <sup>(4)</sup>	42,773
1950							
1st Quarter	20	1,053	2,698	4,445	0 <sup>(5)</sup>	738	5,183 <sup>(5)</sup>
2nd Quarter	741	1,253	2,186	3,114	0 <sup>(5)</sup>	473	3,587 <sup>(5)</sup>
3rd Quarter	231	1,166	1,251	3,076	0 <sup>(5)</sup>	751	3,827 <sup>(5)</sup>
4th Quarter	31	369	913	2,310	0 <sup>(5)</sup>	1,237	3,547 <sup>(5)</sup>
Total, 1950	1,023	3,841	—	12,945	0 <sup>(5)</sup>	3,199 <sup>(4)</sup>	16,144 <sup>(5)</sup>
1951							
January	0	86	827	—175	0 <sup>(5)</sup>	41 <sup>(5)</sup>	—134 <sup>(5)</sup>
February	0	84	743	481	0 <sup>(5)</sup>	65 <sup>(5)</sup>	546 <sup>(5)</sup>
March	0	122	621	353	0 <sup>(5)</sup>	71 <sup>(5)</sup>	424 <sup>(5)</sup>
1st Quarter	0	292	—	659	0 <sup>(5)</sup>	177 <sup>(5)</sup>	836 <sup>(5)</sup>
April	0	73	548	116	0 <sup>(5)</sup>	30	146 <sup>(5)</sup>
May	0	47	501	223	0 <sup>(5)</sup>	108 <sup>(5)</sup>	331 <sup>(5)</sup>
June	0	63	438	148	0 <sup>(5)</sup>	188 <sup>(5)</sup>	336 <sup>(5)</sup>
2nd Quarter	0	183	—	487	0 <sup>(5)</sup>	326 <sup>(5)</sup>	813 <sup>(5)</sup>
July	0	20	418	156	0 <sup>(5)</sup>	196 <sup>(5)</sup>	352 <sup>(5)</sup>
August	0	38	390	235	0 <sup>(5)</sup>	314 <sup>(5)</sup>	549 <sup>(5)</sup>
September	0	50	330	138	0 <sup>(5)</sup>	269 <sup>(5)</sup>	407 <sup>(5)</sup>
3rd Quarter	0	108	—	529	0	779 <sup>(5)</sup>	1,308 <sup>(5)</sup>
October	0	48	282	278	0	279	557
November	0	44	246	175	0	269	444
December	8	32	214	267	0	152	419
4th Quarter	8	124	—	720	0	700	1,420
Total, 1951 <sup>(5)</sup>	8	707	—	2,395	0	1,982 <sup>(4)</sup>	4,377
Total, April, 1941 — Dec., 1951	50,692	50,478	—	225,111	14,046	34,067	273,224

(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 29 (see p. 65).

(4) Excluding \$1,255,000 expended in 1949, \$1,148,000 expended in 1950 and \$740,367 expended in 1951 recoverable from municipalities.

(5) Revised.

(6) Data on expenditures for supplementary buildings in 1950 and 1951 and for land, improvements and other outlay in 1951, exclude municipal development expenditures at Ajax, Ontario, and expenditures on business premises of Central Mortgage and Housing Corporation which are included in tables 10 and 11 of the *Annual Report 1951*, Central Mortgage and Housing Corporation, pp. 63, 64.

TABLE 29.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup> CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945 — JANUARY, 1952.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		Supplementary Buildings
	Projects	Dwellings	
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—March.....	37	3,081	1
June.....	45	2,264	1
September.....	30	1,282	0 <sup>(2)</sup>
December.....	10	913	0 <sup>(2)</sup>
1951—January.....	9	827	0 <sup>(2)</sup>
February.....	9	743	0 <sup>(2)</sup>
March.....	9	621	0 <sup>(2)</sup>
April.....	9	548	0 <sup>(2)</sup>
May.....	9	501	0 <sup>(2)</sup>
June.....	4	438	0 <sup>(2)</sup>
July.....	4	418	0 <sup>(2)</sup>
August.....	3	380	0 <sup>(2)</sup>
September.....	3	330	0 <sup>(2)</sup>
October.....	2	282	0 <sup>(2)</sup>
November.....	3	246	0
December.....	4	314	0
1952—January <sup>(3)</sup> .....	4	288	0

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

(2) Revised.

(3) Number of municipalities in which projects were in progress at January, 1952, total 3.

TABLE 30.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, YEAR ENDS, 1948 — 1951.

Item	Stage of Construction Yet to be Completed	Number of Dwellings			
		1948	1949	1950	1951
1.	Excavation . . . . .	1,024	396	0	92
2.	Foundation . . . . .	1,296	457	0	100
3.	Water and Sewer under Building . . . . .	3,021	1,180	198	100
4.	Framing . . . . .	2,551	1,240	80	100
5.	Doors, frames and window sash . . . . .	2,665	1,650	63	100
6.	Chimneys . . . . .	4,357	1,792	55	100
7.	Roofs shingled . . . . .	3,942	1,911	66	100
8.	Plumbing roughed in . . . . .	4,554	1,768	130	111
9.	Wiring roughed in . . . . .	5,138	2,364	196	100
10.	Insulation . . . . .	5,705	2,678	310	100
11.	Wall and ceiling board and taping . . . . .	6,274	3,021	595	130
12.	Finished flooring laid . . . . .	6,373	3,011	714	116
13.	Exterior finish, including siding and trim . . . . .	5,205	2,533	454	104
14.	Porches . . . . .	5,390	2,417	554	105
15.	Interior trim . . . . .	7,118	3,394	685	164
16.	Interior painting . . . . .	7,482	3,704	831	232
17.	Hardware . . . . .	7,327	3,723	870	252
18.	Plumbing fixtures . . . . .	7,278	3,778	863	242
19.	Electrical work complete . . . . .	7,482	3,784	865	234
20.	Exterior painting . . . . .	8,575	4,189	801	100
21.	Water and sewer to main . . . . .	3,866	1,801	206	272
22.	Electrical services connected . . . . .	7,529	3,828	822	275
23.	Final inspection . . . . .	7,745	4,077	913	314

TABLE 31.— 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 — 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										
June	28,074	.5	42	—	28,116	.5	2,098	—	30,214	.5
December	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	.5
1948										
June	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	.7
December	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	.3
1949										
June	37,461	.6	1,642	.7	39,103	.6	1,512	.9	40,615	.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
July	27,336	.5	1,760	1.4	30,096	.6	344	1.4	29,440	.2
August	25,073	.5	1,760	1.4	26,933	.4	322	1.5	27,255	.6
September	24,440	.5	1,760	.9	26,200	.5	300	1.3	26,500	.5
October	23,887	.5	1,760	.6	25,697	.6	258	1.1	25,905	.5
November	23,283	.5	1,760	.3	25,043	.5	241	.8	25,284	.5
December	22,689	.5	1,760	.3	24,449	.5	225	—	24,674	.4

**TABLE 32.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup> NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY 1949 — 1951.**

Period	Number of Dwellings <sup>(2)</sup>			Actual Expenditures <sup>(2)</sup> \$000		
	Started	Completed	Under Construction (At End of Period)	Housing	Land, Improvements and Other Outlay	Total
1949	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	4 <sup>(3)</sup>	242	2,833	3,709	351	4,060
1st Quarter	13 <sup>(3)</sup>	804	—	6,526	833	7,359
April	114 <sup>(3)</sup>	158	2,789 <sup>(3)</sup>	11	2	13
May	351 <sup>(3)</sup>	184 <sup>(3)</sup>	2,956 <sup>(3)</sup>	2,149	157	2,306
June	190 <sup>(3)</sup>	181	2,965 <sup>(3)</sup>	2,598	278	2,876
2nd Quarter	655 <sup>(3)</sup>	523 <sup>(3)</sup>	—	4,758	437	5,195
July	218 <sup>(3)</sup>	176	3,007 <sup>(3)</sup>	2,884	419	3,303
August	243	250 <sup>(3)</sup>	3,000 <sup>(3)</sup>	2,302	400	2,702
September	89	258 <sup>(3)</sup>	2,831 <sup>(3)</sup>	1,738	405	2,143
3rd Quarter	550 <sup>(3)</sup>	684 <sup>(3)</sup>	—	6,924	1,224	8,148
October	119	187	2,763	2,725	484	3,209
November	29	231	2,561	1,815	643	2,458
December	66	210	2,417	3,366	841	4,207
4th Quarter	214	628	—	7,906	1,968	9,874
Total, 1951	1,432	2,639	—	26,114	4,462	30,576

(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 33.

(2) Not shown are 497 units in remote areas, 220 of which were completed in 1950 by the Construction Division, C.M.H.C. and 277 units completed in 1951 by Defence Construction Limited.

(3) Revised.

TABLE 33.— 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 — 1951.<sup>(1)</sup>

Period	Starts			Completions			Under Construction (At End of Period)			Construction Expenditures \$000		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099 <sup>(2)</sup>	522	522	1,044
1948	1,807	174	1,981	363	643	1,006	1,967	30	1,997	10,845	636	11,481
1949	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	0	0	0	52	0	52	225 <sup>(3)</sup>	0	225 <sup>(3)</sup>	9,398	5	9,403
2nd Quarter	0	0	0	4	0	4	221 <sup>(3)</sup>	0	221 <sup>(3)</sup>	425	0	425
3rd Quarter	0	0	0	150 <sup>(3)</sup>	0	150 <sup>(3)</sup>	71 <sup>(3)</sup>	0	71 <sup>(3)</sup>	1,693	0	1,693
4th Quarter	0	0	0	71	0	71	0	0	0	0	0	0
Total, 1951	0	0	0	277	0	277	—	—	—	11,516	5	11,521
Total, <sup>(4)</sup> Jan. 1947 — December, 1951	2,957	1,000	3,957	3,017	1,113	4,130	—	—	—	42,191	1,185	43,376

(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) Revised.

(4) Includes 1 083 units in remote areas. 586 were completed in 1948 and 1949, 220 in 1950 by the Construction Division, C.M.H.C., and 277 in 1951 by the Defence Construction Limited.



TABLE 34.— HOUSING OPERATIONS AND OTHER CONSTRUCTION OPERATIONS BY DEFENCE CONSTRUCTION LIMITED,  
CANADA, NOVEMBER, 1950 — JANUARY, 1952.

Period	Residential Construction				Other Construction			Total		
	Number of Dwellings			Expen- diture (\$000)	Contracts Awarded		Expen- diture (\$000)	Contracts Awarded <sup>(2)</sup>		Expen- diture (\$000)
	For Which Contracts Awarded	Started	Com- pleted		Number	Amount (\$000)		Number	Amount (\$000)	
Prior to Nov. 1950 <sup>3</sup>	315	(1)	(1)	3,748	123	37,880	16,452	123	43,380	20,200
Nov.- Dec., 1950	160	(1)	0	327	26	11,403	944	26	11,454	1,271
Total, 1950	475	(1)	(1)	4,075	26	49,283	17,396	149	54,834	21,471
1951										
January	30	51	—	153	23	6,180	1,978	23	6,649	2,131
February	195	14	—	625	15	2,852	2,223	15	6,779	2,848
March	325	103	—	1,129	8	2,062	2,384	8	7,098	3,513
1st Quarter	550	168	—	1,907	46	11,094	6,585	46	20,526	8,492
April	— <sup>(4)</sup>	3	—	2,734	22	10,613	3,090	22	10,613	5,824
May	105	67	—	1,351	38	39,254	2,388	38	40,256	3,739
June	—	138 <sup>(4)</sup>	—	948	25	11,743	2,937	25	11,748	3,885
2nd Quarter	105 <sup>(4)</sup>	208 <sup>(4)</sup>	—	5,033	85	61,610	8,415	85	62,617	13,448
July	—	86 <sup>(4)</sup>	—	1,210	36	27,583	6,028	36	27,587	7,238
August	—	54 <sup>(4)</sup>	—	1,002	38	11,274	7,408	38	11,462	8,410
September	4	54	36	1,249	41	7,356	9,101	41	7,409	10,350
3rd Quarter	4	194 <sup>(4)</sup>	36	3,461	115	46,213	22,537	115	46,458	25,998
October	100	70 <sup>(4)</sup>	—	903	56	13,359	10,555	56	13,685	11,458
November	—	67	10	791	43	12,011	11,879	43	12,011	12,670
December	65	71	37	1,044	17	12,590	13,652	17	14,058	14,696
4th Quarter	165	208	47	2,738	116	37,960	36,086	116	39,754	38,824
Total, 1951	824	778 <sup>(6)</sup>	83 <sup>(6)</sup>	13,139	362	156,877	73,623	362	169,355	86,762
1952										
January	—	—	38	805	25	6,941	10,899	25	6,941	11,704
Total, November, 1950 — January, 1952	984	778	121	14,271	413	175,221	85,466	413	187,750	99,737

(1) Not yet available.

(2) Data shown are net of cancellations, reinstatements and adjustments.

(3) Data represent number and value of contracts taken over from Canadian Commercial Corporation.

(4) Revised.

(5) Includes 374 units started in defence projects which are in addition to starts shown in Table 21, *Annual Report, 1951*, C.M.H.C. p.87. The remaining 404 units were started in remote areas.

(6) Represents units completed in remote areas, 20 of which were in Manitoba and 63 in the Yukon. Excluded are 277 units completed in remote areas as shown in Table 33.

TABLE 35. — HOUSING OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF DEFENCE PRODUCTION,  
NUMBER OF CONTRACTS AWARDED AND DWELLINGS FOR WHICH CONTRACTS HAVE BEEN AWARDED, NUMBER OF DWELLINGS  
STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, JANUARY — DECEMBER, 1951.

Period	Contracts Awarded		Number of Dwellings			Expenditures \$000		
	Number	Number of Dwellings	Started	Completed	Under Construction (At end of Period)	Construction	Land and other outlay	Total
1951								
1st Quarter.....	—	—	—	—	—	—	—	—
2nd Quarter.....	1	65	15	—	15	—	—	—
3rd Quarter.....	2	65	65	—	80	—	—	—
4th Quarter.....	—	—	11	32	59	535	49	584
Total, 1951.....	3	130	91	32	—	535	49	584

**TABLE 36.— 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 — 1951.**

Type of Project	Number of Dwellings			Expenditure on Dwellings Completed, Current Construction, Repairs and Other Services <sup>(1)</sup> \$000
	Started	Completed	Under Construction (At End of Period)	
1. Small Holdings, Sub-Division Projects:				
Sept. 1943 — Dec. 1949	2,673	2,673	—	22,674
Total, 1950	—	—	—	368
Total, 1951	—	—	—	—
Sub-Total	2,673	2,673	—	23,042
2. Small Holdings, Individual Projects:				
Sept. 1943 — Dec. 1949	6,320	4,255	2,065	33,268
Total, 1950	1,960	1,732	2,293	9,889
Total, 1951	1,493	1,803	1,983	9,253
Sub-Total	9,773	7,790	—	52,410
3. Full-Time Farming Projects:				
Sept. 1943 — Dec. 1949	794	548	246	5,256
Total, 1950	296	315	227	930
Total, 1951	203	181	249	1,053
Sub-Total	1,293	1,044	—	7,239
4. Other Projects:				
Sept. 1943 — Dec. 1949	1,337	1,025	312	3,813
Total, 1950	55	102	265	832
Total, 1951	149	181	233	530
Sub-Total	1,541	1,308	—	5,175
5. All Projects:				
Sept. 1943 — Dec. 1949	11,124	8,501	2,623	65,011
Total, 1950	2,311	2,149	2,785	12,119
Total, 1951	1,845	2,165	2,465	17,136
Total, Sept. 1943 — Dec. 1951	15,280	12,815	—	94,266

(1) See p. 129.

TABLE 37.— LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,  
1929 — 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 <sup>(1)</sup>	Amount of Loans \$000
May 1, 1929— Mar. 31, 1945	— <sup>(2)</sup>	— <sup>(2)</sup>	— <sup>(2)</sup>	— <sup>(2)</sup>	— <sup>(2)</sup>	— <sup>(2)</sup>	26,832	54,694
1945 <sup>(3)</sup>	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	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								
1st Quarter	9	12	16	2	253	678	255	692
2nd Quarter	15	34	25	13	297	716	303	763
3rd Quarter	30	57	63	26	725	1,785	735	1,868
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
July	9	24	16	5	221	612	223	640
August	18	31	12	9	184	511	190	551
September	5	11	8	6	121	327	123	344
3rd Quarter	32	66	36	20	526	1,450	536	1,535
October	5	7	10	4	173	492	173	503
November	4	9	6	2	192	550	193	561
December	2	5	4	2	129	381	129	388
4th Quarter	11	21	20	8	494	1,423	495	1,452
Total, 1951	64	136	89	43	1,514	4,286	1,532	4,464
Total, 1929 — Dec. 1951	—	—	—	—	—	—	37,426	82,983

(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 38.— LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,  
CANADA, MARCH, 1945 — 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 <sup>(1)</sup>	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,160
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	637	904	791	43,447	44,459	44,785	45,887
1950								
1st Quarter	55	81	73	66	10,202	10,284	10,330	10,431
2nd Quarter	169	270	293	264	17,228	15,961	17,690	16,495
3rd Quarter <sup>2</sup>	144	223	268	246	17,975	22,325	18,387	22,784
4th Quarter <sup>2</sup>	143	224	333	274	12,090	13,199	12,566	13,707
Total, 1950 <sup>(2)</sup>	511	798	967	850	57,495	61,769	58,973	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 <sup>(2)</sup>	49	73	93	91	8,403	8,687	8,539	8,851
May <sup>(2)</sup>	65	103	119	120	9,814	9,883	9,993	10,106
June <sup>(2)</sup>	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
July	90	137	157	140	5,982 <sup>(3)</sup>	6,477 <sup>(3)</sup>	6,229 <sup>(3)</sup>	6,754 <sup>(3)</sup>
August	62	100	117	120	11,180 <sup>(3)</sup>	14,046 <sup>(3)</sup>	11,359 <sup>(3)</sup>	14,266 <sup>(3)</sup>
September	27	43	77	78	8,331 <sup>(3)</sup>	11,115 <sup>(3)</sup>	8,435 <sup>(3)</sup>	11,236 <sup>(3)</sup>
3rd Quarter	179	280	351	338	25,493 <sup>(3)</sup>	31,638 <sup>(3)</sup>	26,023 <sup>(3)</sup>	32,256 <sup>(3)</sup>
October	42	69	87	77	6,715	8,446	6,844	8,592
November	25	37	95	79	4,668	5,328	4,788	5,444
December	21	35	83	72	3,175	3,554	3,279	3,661
4th Quarter	88	141	265	228	14,558	17,328	14,911	17,697
Total, 1951	587	944	1,155	1,097	73,342	83,319	75,084	85,360
Total, 1945 — Dec., 1951	2,854	3,982	4,595	3,887	241,211	247,549	248,660	255,418

(1) Covers period March 1 to December 31.

(2) Estimated.

(3) Revised.

TABLE 39. — OPERATIONS UNDER THE QUEBEC HOUSING ACT,<sup>(1)</sup> NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — 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	1,603	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	2,110
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
July	281	2,164	671	2,389	344
August	387	2,806	824	2,129	483
September	170	1,252	380	2,234	203
3rd Quarter	838	6,222	1,875	2,237	1,030
October	253	1,314	323	1,278	293
November	551	3,689	1,106	2,007	661
December	618	4,860	1,510	2,442	732
4th Quarter	1,422	9,863	2,939	6,727	1,686
Total, 1951	5,239	37,333	11,235	2,144	6,437
Total, January, 1948 — December, 1951	11,598	74,373	22,572	1,946	13,876

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

SECTION 4  
REAL ESTATE LENDING AND LOANS FOR BUILDING PURPOSES  
TABLE 40.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN,  
CANADA, 1947 — 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	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	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000
1947	20,264	26,411 <sup>(1)</sup>	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	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	212,178 <sup>2</sup>	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 <sup>(2)</sup>	9,922	11,828	66,654	6,115	9,216	31,735	253	8,404	394	10,983	431	1,944	17,115	119,730
% Total, 1950 <sup>(2)</sup>	45,824	55,358	310,157	25,825	37,846	116,152	1,023	47,617	1,728	42,335	1,550	7,068	75,950	523,329
1951 <sup>(2)</sup>														
January	3,194	3,969	22,864	1,835	2,960	9,292	111	3,708	130	4,235	131	667	5,401	40,766
February	2,549	2,911	18,177	1,959	3,074	9,782	66	3,766	141	6,358	95	588	4,810	38,671
March	3,397	4,533	28,080	2,402	3,501	11,455	103	5,666	141	3,121	142	778	6,185	49,100
1st Quarter	9,140	11,413	69,121	6,196	9,535	30,529	280	13,140	412	13,714	368	2,033	16,396	128,537
April	3,811	4,845	30,105	2,395	3,330	11,669	90	5,597	159	3,797	167	875	6,622	52,043
May	3,646	4,379	28,087	2,460	3,632	12,872	88	2,858	145	3,163	149	779	6,488	47,759
June	2,602	3,105	19,532	2,156	3,070	10,566	49	2,540	116	3,611	110	554	5,033	36,803
2nd Quarter	10,059	12,329	77,724	7,011	10,032	35,107	227	10,995	420	10,571	426	2,208	18,143	136,605
July	2,345	2,977	17,938	2,041	2,729	8,883	60	1,664	138	2,948	75	327	4,659	31,760
August	2,304	2,929	16,959	1,947	2,610	8,224	37	2,037	125	2,325	84	357	4,497	29,902
September	1,920	2,352	14,221	1,584	2,114	6,934	60	1,941	71	1,199	65	252	3,700	24,547
3rd Quarter	6,569	8,258	49,118	5,572	7,453	24,041	157	5,642	334	6,472	224	936	12,856	86,209
October	2,008	2,600	15,650	1,791	2,564	8,938	56	2,353	85	1,710	125	585	4,065	29,236
November	1,618	2,162	13,869	1,515	2,315	7,780	39	1,277	99	2,297	102	633	3,373	25,856
December	1,309	1,748	11,429	1,145	1,593	5,575	41	1,368	83	6,100	88	404	2,666	24,876
4th Quarter	4,935	6,510	40,948	4,451	6,472	22,293	136	4,998	267	10,107	315	1,622	10,104	79,968
Total, 1951	30,703	38,510	236,911	23,230	33,492	111,970	800	34,775	1,433	40,864	1,333	6,799	57,499	431,319

(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 41 because in two instances some loans covered several single dwellings (see footnotes 1, page 77, and 3, page 78, of Table 41).

(2) Revised. In 1951, data for the period January to September are revised.

TABLE 41.— GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF DWELLING, CANADA, 1947 — 1951.

Period	Life Insurance Companies					Trust Companies					Loan Companies				
	Single Units		Multiple Units			Single Units		Multiple Units			Single Units		Multiple Units		
	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000
1947	14,365 <sup>(1)</sup>	67,724	1,301	6,055	20,463	893	3,093	129	412	860	2,973	11,657	340	1,214	3,300
1948	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	34,804	368	1,952	3,038	218	1,137	34	99	273	1,046	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 <sup>(2)</sup>	7,641	47,998	613	2,253	15,071	384	2,031	51	134	362	994	4,836	102	280	670
Total, 1950 <sup>(2)</sup>	35,516	223,003	2,538	10,311	46,165	1,347	6,892	179	491	1,362	4,870	22,819	643	1,895	5,534
1951 <sup>(2)</sup>															
January	2,568	15,993	218	919	4,525	101	582	20	46	146	238	1,294	17	55	147
February	2,099	14,531	139	435	1,917	50	298	6	15	34	215	1,123	29	77	207
March	2,708	18,672	206	1,215	6,474	106	695	11	41	94	313	1,668	38	123	361
1st Quarter	7,375	49,196	563	2,569	12,916	257	1,575	37	102	274	766	4,085	84	255	714
April	3,056	21,742	200	1,051	5,173	121	680	22	56	172	323	1,670	52	165	391
May	2,859	20,536	226	816	4,068	172	1,304	13	40	87	308	1,528	25	65	172
June	2,040	14,454	146	593	2,612	78	531	9	22	57	281	1,537	22	52	134
2nd Quarter	7,955	56,732	572	2,460	11,853	371	2,515	44	118	316	912	4,735	99	282	697
July	1,743	12,245	115	611	2,964	114	599	15	32	101	250	1,312	25	66	158
August	1,704	11,761	155	562	2,458	76	501	20	44	139	234	1,164	43	191	366
September	1,541	10,774	132	496	2,193	52	288	6	15	20	139	586	22	61	150
3rd Quarter	4,988	34,780	402	1,669	7,615	242	1,388	41	91	260	623	3,062	90	318	674
October	1,586	11,061	130	684	3,284	71	327	12	23	83	187	800	19	46	66
November	1,230	9,508	111	579	2,811	80	396	7	12	47	131	635	20	54	105
December	1,016	8,053	124	512	2,516	42	231	3	4	19	106	461	14	61	114
4th Quarter	3,832	28,622	365	1,775	8,611	193	954	22	39	149	424	1,896	53	161	285
Total, 1951	24,150	169,330	1,902	8,473	40,995	1,063	6,432	144	350	999	2,725	13,778	326	1,016	2,370

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

(2) Revised. In 1951, data for the period January to September are revised.



TABLE 41.— GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF DWELLING, CANADA, 1947 — 1951 — *Concluded.*

Period	Fraternal Societies <sup>(1)</sup>					Fire Insurance Companies					All Lending Institutions <sup>(2)</sup>				
	Single Units		Multiple Units			Single Units		Multiple Units			Single Units		Multiple Units		
	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000
1947	103	549	143	355	1,313	2	37	15	39	171	18,336 <sup>(3)</sup>	83,060	1,928	8,075	26,107
1948	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 <sup>(4)</sup>	110	530	18	23	119	7	36	2	2	11	9,136	55,431	786	2,692	11,233
Total, 1950 <sup>(4)</sup>	545	3,065	161	348	1,156	18	101	7	17	60	42,296	255,880	3,528	13,062	54,277
1951 <sup>(4)</sup>															
January	27	145	5	15	33	—	—	—	—	—	2,934	18,013	260	1,035	4,851
February	4	22	7	16	44	—	—	—	—	—	2,368	15,974	181	543	2,202
March	3	37	12	24	78	—	—	—	—	—	3,130	21,073	267	1,403	7,007
1st Quarter	34	204	24	55	155	—	—	—	—	—	8,432	55,060	708	2,981	14,060
April	16	87	21	57	190	—	—	—	—	—	3,516	24,179	295	1,329	5,926
May	7	31	36	112	361	—	—	—	—	—	3,346	23,399	300	1,033	4,688
June	16	127	7	20	64	3	15	—	—	—	2,418	16,664	184	687	2,868
2nd Quarter	39	245	64	189	615	3	15	—	—	—	9,280	64,242	779	3,049	13,482
July	76	466	7	85	93	—	—	—	—	—	2,183	14,622	162	794	3,316
August	41	270	30	76	291	1	8	—	—	—	2,056	13,704	248	873	3,255
September	12	71	16	36	139	—	—	—	—	—	1,744	11,719	176	608	2,502
3rd Quarter	129	807	53	197	523	1	8	—	—	—	5,983	40,045	586	2,275	9,073
September	3	30	—	—	—	—	—	—	—	—	1,847	12,217	161	753	3,433
November	14	77	25	62	292	—	—	—	—	—	1,455	10,615	163	707	3,255
December	3	23	1	4	13	—	—	—	—	—	1,167	8,770	142	581	2,659
4th Quarter	20	130	26	66	305	—	—	—	—	—	4,469	31,602	466	2,041	9,347
Total, 1951	222	1,386	167	507	1,598	4	23	—	—	—	28,164	190,949	2,539	10,346	45,962

(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 column 2 to 4 of Table 40.

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

(4) Revised. In 1951 data for the period January to September are revised.

TABLE 42.— NUMBER OF MORTGAGES REGISTERED AND DISCHARGED,  
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,  
1939 — 1951.

Period	Mortgages Registered		Mortgages Discharged	
	Greater Toronto	Ontario	Greater Toronto	Ontario
1939	7,329	27,973 <sup>(1)</sup>	6,480	25,087 <sup>(1)</sup>
1940	8,633	29,860 <sup>(1)</sup>	7,084	26,873 <sup>(1)</sup>
1941	11,841	36,387 <sup>(1)</sup>	8,646	32,065 <sup>(1)</sup>
1942	14,961	38,516 <sup>(1)</sup>	10,425	37,002 <sup>(1)</sup>
1943	13,401	37,045 <sup>(1)</sup>	11,307	41,638 <sup>(1)</sup>
1944	17,759	47,595 <sup>(1)</sup>	14,845	50,279 <sup>(1)</sup>
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	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	8,792	— <sup>(2)</sup>	6,373	— <sup>(2)</sup>
2nd Quarter	12,510	— <sup>(2)</sup>	8,028	— <sup>(2)</sup>
3rd Quarter	10,360	— <sup>(2)</sup>	6,659	— <sup>(2)</sup>
4th Quarter	9,983	— <sup>(2)</sup>	6,871	— <sup>(2)</sup>
Total, 1951	41,645	— <sup>(3)</sup>	27,931	— <sup>(3)</sup>

(1) Revised series (see p. 130).

(2) Not available.

(3) Not yet available.

**TABLE 43.— LOANS FOR BUILDING PURPOSES AND OTHER LOANS<sup>(1)</sup> MADE BY  
CHARTERED BANKS, CANADA, 1939 — 1951.  
(Millions of Dollars)**

Year	Class of Loans					Building Loans as a Percentage of Total Loans
	Building	Agricultural	Financial	Manufacturing and Other	Total	
1939	45.8	268.4	220.0	609.3	1,143.5	4.0
1940	52.1	289.1	207.3	636.3	1,184.8	4.4
1941	50.4	340.3	214.1	670.3	1,275.1	4.0
1942	49.4	340.1	147.8	569.0	1,106.3	4.5
1943	45.5	295.8	166.8	569.7	1,077.8	4.2
1944	39.0	267.0	209.5	534.1	1,049.6	3.7
1945	47.6	180.8	337.3	573.8	1,139.5	4.2
1946	71.8	177.5	382.4	807.2	1,438.9	5.0
1947	93.9	215.2	347.8	1,281.3	1,938.2	4.8
1948	103.6	265.2	341.8	1,390.1	2,100.7	4.9
1949	113.3	374.5	394.5	1,526.1	2,408.4	4.7
1950						
March	100.3	308.4	439.1	1,580.6	2,428.4	4.1
June	123.9	286.7	500.9	1,642.7	2,554.2	4.9
September	122.7	348.9	430.6	1,673.1	2,575.3	4.8
December	126.7	402.9	609.7	1,772.4	2,911.6	4.4
1951						
March	125.6	359.0	517.4	2,101.5	3,103.5	4.0
June	151.4	356.4	467.6	2,169.4	3,144.8	4.8
September	151.8	397.5	454.4	2,150.0	3,153.7	4.8
December	132.6	455.2	557.3	1,990.0	3,137.1	4.2

(1) Annual data for the period 1939-1946 refer to loans outstanding at the end of October, and as at the end of September for the period 1947-1949.

SECTION 5  
BUILDING MATERIALS

TABLE 44.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,  
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC  
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING  
LUMBER, CANADA, 1939 — 1951.  
(1939 = 100)

Period	Production			Domestic Disappearance
	Lumber	Other Construction Materials	Total	
1939.....	100.0	100.0	100.0	100.0
1940.....	116.7	123.0	118.2	120.0
1941.....	124.6	148.0	130.3	143.7
1942.....	124.5	136.1	127.3	134.2
1943.....	110.2	123.1	113.3	118.3
1944.....	114.0	131.4	118.2	127.9
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948.....	134.2	236.3	158.2	227.4
1949.....	133.4	262.5	168.0	269.5
1950				
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 <sup>(1)</sup>				
January.....	132.2	286.3	170.4	288.3
February.....	146.6	268.3	176.7	272.9
March.....	153.9	293.1	188.3	316.6
April.....	122.9	300.3	166.9	324.5
May.....	182.3	322.1	216.8	349.9
June.....	248.3	304.9	261.9	326.3
July.....	228.1	285.3	241.9	299.2
August.....	210.7	305.1	233.8	325.5
September.....	167.7	286.5	197.0	300.0 <sup>(2)</sup>
October.....	145.0	259.1	173.2	259.3
November.....	102.9	217.6	131.0	228.9
December.....	96.1	157.2	111.2	141.6
Annual Average.....	161.4	273.8	189.1	286.1

(1) Preliminary.

(2) Revised

TABLE 45. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1939 — 1951.  
(In Units Specified)

Period	Lumber and Lumber Products			Gypsum Products		
	Sawn Lumber <sup>(1)</sup>	Hardwood Flooring <sup>(2)</sup>	Wood Fibre Building Board	Gypsum Wallboard	Gypsum Lath <sup>(3)</sup>	Gypsum Plaster <sup>(1)</sup>
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. 4" B.	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1939	3,976.9	—	98.1	78.1	—	69.9
1940	4,629.1	—	130.8	114.5	—	69.9
1941	4,941.1	—	169.4	154.8	—	80.2
1942	4,935.1	—	154.7	164.4	—	51.5
1943	4,363.6	—	159.4	192.2	—	39.9
1944	4,512.2	—	153.8	179.2	—	65.6
1945	4,514.2	—	164.7	134.0	59.9	67.1
1946	5,083.3	41,318	161.8	203.4	75.0	97.3
1947	5,877.9	52,250	203.1	213.7	111.1	119.7
1948	5,908.8	66,007	220.7	237.7	153.0	137.1
1949	5,915.0	79,500	227.7	230.6	174.0	160.8
1950						
1st Quarter	1,204.5	19,400	45.7	60.9	48.7	35.9
2nd Quarter	1,681.4	19,200	52.6	55.3	55.8	41.3
3rd Quarter	2,205.5	20,400	58.9	49.3	55.7	46.2
4th Quarter	1,403.6	28,800	70.1	61.9	58.7	45.1
Total, 1950	6,495.0	87,800	227.3	227.4	218.9	168.5
1951						
January	461.3 <sup>(4)</sup>	6,450	23.8 <sup>(4)</sup>	20.1	20.8	14.7
February	509.8 <sup>(4)</sup>	7,144	22.6 <sup>(4)</sup>	18.8	21.6	12.8
March	538.9 <sup>(4)</sup>	8,056	26.0 <sup>(4)</sup>	20.6	20.4	15.4
1st Quarter	1,510.0 <sup>(4)</sup>	21,650	72.4 <sup>(4)</sup>	59.5	62.8	42.9
April	419.8 <sup>(4)</sup>	6,861	24.5 <sup>(4)</sup>	20.1	21.6	15.5
May	636.9 <sup>(4)</sup>	6,570	26.0 <sup>(4)</sup>	19.0	20.1	15.7
June	813.3 <sup>(4)</sup>	6,437	22.9 <sup>(4)</sup>	19.2	22.3	16.0
2nd Quarter	1,870.0 <sup>(4)</sup>	19,868	73.4 <sup>(4)</sup>	58.3	64.0	47.2
July	747.3 <sup>(4)</sup>	7,364	24.5 <sup>(4)</sup>	12.5	15.8	12.4
August	696.3	7,479	27.0 <sup>(4)</sup>	23.7	19.4	16.2
September	554.3	8,629	24.4 <sup>(4)</sup>	21.0	16.1	14.2
3rd Quarter	1,997.9	23,472	75.9 <sup>(4)</sup>	57.2	51.3	42.8
October	479.3	8,206	27.4	18.9	17.7	16.0
November	360.4	6,107	24.7	20.0	15.1	13.7
December	317.7	5,197	18.6	16.3	12.3	7.6
4th Quarter	1,157.4	19,510	70.7	55.2	45.1	37.3
Total, 1951	6,535.3	84,500	292.4	230.2	223.2	170.2

(1) Data for 1950 and 1951 are estimated (see p. 131).

(2) Data for the period 1939-1945 are not available (see p. 131).

(3) Data for the period 1939-1944 are not available.

(4) Revised.

TABLE 45. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1939 — 1951 — *Continued*.  
(In Units Specified)

Period	Plumbing and Heating Equipment					Builders' <sup>(1)</sup> Hardware
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	\$000
1939	25.1	14.5	4,982.6	96.8	23.0	2,541.9
1940	29.8	10.0	5,758.3	98.6	24.8	2,691.8
1941	31.3	13.0	6,417.1	87.2	36.5	4,281.6
1942	27.1	10.2	6,568.9	56.1	22.0	3,778.7
1943	23.5	10.7	6,740.9	85.9	11.5	3,749.0
1944	25.8	11.7	6,983.9	85.2	16.1	3,963.4
1945	35.2	13.6	7,179.1 <sup>(2)</sup>	128.8	57.2	4,328.5
1946	46.6	14.3	8,006.9 <sup>(2)</sup>	138.4	76.6	5,596.8
1947	54.3	18.1	8,726.7 <sup>(2)</sup>	157.7	121.0	5,903.9
1948	64.3	18.2	8,585.7 <sup>(2)</sup>	190.0	146.7	9,766.8
1949	80.7	15.5	7,200.0 <sup>(2)</sup>	192.2	185.2	10,090.4
1950						
1st Quarter	15.1	4.8	1,842.6	50.0	53.5	2,437.3
2nd Quarter	15.3	4.5	1,474.3	38.6	59.4	2,166.9
3rd Quarter	26.1	4.5	1,531.9	43.6	54.5	2,307.6
4th Quarter	30.7	6.1	1,839.9	49.4	55.6	2,719.2
Total, 1950	87.3	19.9	6,688.7	181.6	223.0	9,631.0
1951						
January	7.2	2.2	770.3	13.2	20.3	1,001.7
February	8.1	2.1	594.9	9.0	28.7	1,000.1
March	8.1	2.3	472.7	14.2	25.3	1,068.0
1st Quarter	23.4	6.6	1,837.9	36.4	74.3	3,069.8
April	7.6	2.2	735.2	13.3	26.7	1,065.0
May	7.6	2.4	813.4	17.3	24.7	1,084.7
June	5.4	1.7	807.3	11.8	31.7	1,032.3
2nd Quarter	20.6	6.3	2,355.9	42.4	83.1	3,182.0
July	4.8	1.0	383.3	5.8	25.6	856.9
August	7.2	1.1	537.0	16.2	19.8	773.8
September	7.5	1.2	475.3	15.8	20.2	834.8
3rd Quarter	19.5	3.3	1,395.6	37.8	65.6	2,465.5
October	9.5	1.3	655.5	13.5	27.8	847.7
November	4.2	.8	607.2	13.0	22.3	950.9
December	3.1	.5	293.8	13.1	15.2	754.3
4th Quarter	16.8	2.6	1,556.5	39.6	65.3	2,552.9
Total, 1951	80.3	18.8	7,145.9	156.2	288.3	11,270.2

(1) Data for 1950 and 1951 are estimated (see p. 132).

(2) Revised.

TABLE 45. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1939 — 1951 — *Continued.*  
(In Units Specified)

Period	Electrical Wire and Wiring Devices <sup>(1)</sup>				Mineral Wool <sup>(2)</sup>	
	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable	Batts	Granulated and Loose
	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet	Millions of Sq. Ft.	Millions of Cu. Ft.
1939	—	—	—	—	9.1	1.8
1940	—	—	—	—	20.3	1.9
1941	—	—	—	—	32.8	2.0
1942	—	—	—	—	44.7	2.7
1943	—	—	—	—	73.6	3.9
1944	—	—	—	—	35.1	4.5
1945	—	—	—	—	34.4	5.4
1946	1,808.7	1,392.8	1,272.3	45.4	54.8	10.1
1947	2,344.6	2,121.2	5,794.5	67.0	82.3	9.8
1948	2,627.5	2,202.4	9,190.4	81.1	93.4	10.1
1949	2,058.4	1,995.0	6,798.8	87.2	137.8	14.8
1950						
1st Quarter	513.7	383.9	1,038.3	24.8	27.6	3.2
2nd Quarter	495.6	410.9	627.0	21.1	33.9	2.8
3rd Quarter	537.2	489.1	1,138.6	29.4	46.6	3.8
4th Quarter	641.0	555.8	1,233.7	32.5	42.7	4.3
Total, 1950	2,187.5	1,839.7	4,037.6	107.8	150.8	14.1
1951						
January	213.7	205.1	317.5	11.3	14.4 <sup>(3)</sup>	1.0
February	182.2	182.4	290.0	11.4	10.8	.9 <sup>(3)</sup>
March	182.7	159.1	382.4	11.1	11.7	.6 <sup>(3)</sup>
1st Quarter	578.6	546.6	989.9	33.8	36.9 <sup>(3)</sup>	2.5 <sup>(3)</sup>
April	206.5	161.9	324.3	10.6	11.8	.7 <sup>(3)</sup>
May	220.7	241.2	375.2	8.4	11.9	.8 <sup>(3)</sup>
June	163.3	229.1	248.7	8.7	12.4	.9 <sup>(3)</sup>
2nd Quarter	590.5	632.2	948.2	27.7	36.1	2.5 <sup>(3)</sup>
July	186.5	150.9	194.9	5.4	13.2 <sup>(3)</sup>	.9
August	141.6	145.1	416.7	5.7	14.9	1.0 <sup>(3)</sup>
September	144.3	109.4	424.1	3.5	13.5	1.2 <sup>(3)</sup>
3rd Quarter	472.4	405.4	1,035.7	14.6	41.6 <sup>(4)</sup>	3.1 <sup>(3)</sup>
October	169.9	140.5	492.0	4.3	15.9	1.4
November	150.0	130.8	418.8	5.4	12.5	1.3
December	118.2	87.3	281.4	5.6	6.7	.8
4th Quarter	438.1	368.6	1,192.2	15.3	35.1	3.5
Total, 1951	2,079.6	1,952.8	4,166.0	91.4	149.7	11.6

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

(2) Data for the period 1939-1945 are factory sales.

(3) Revised.

TABLE 45. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1939 — 1951 — *Continued*.  
(In Units Specified)

Period	Cement and Cement Products			Sanitary Ware		
	Cement	Concrete Blocks <sup>(1)</sup>	Cement Pipe and Tile <sup>(1)</sup>	Bath Tubs	Sinks <sup>(1)</sup>	Wash Basins <sup>(1)</sup>
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units
1939	5.7	—	—	42.4	—	—
1940	6.9	—	—	48.7	—	—
1941	8.5	—	—	65.3	—	—
1942	8.6	—	—	67.0	—	—
1943	8.0	—	—	31.6	—	—
1944	7.6	—	—	48.9	—	—
1945	7.8	—	—	56.3	—	—
1946	10.7	31.7	94.8	57.9	103.7	78.6
1947	12.2	39.8	134.7	81.1	120.7	91.7
1948	14.0	50.2	159.3	102.1	139.6	109.7
1949	16.1	48.2	117.1	132.5	192.0	140.8
1950						
1st Quarter	3.6	10.4	25.1	41.7	40.7	49.9
2nd Quarter	4.1	21.0	39.4	32.9	44.8	55.5
3rd Quarter	4.5	24.3	34.3	29.4	42.3	43.3
4th Quarter	4.5	19.6	32.8	35.1	38.9	52.4
Total, 1950	16.7	75.3	131.6	139.1	166.7	201.1
1951						
January	1.3	5.8 <sup>(2)</sup>	10.9	14.0	15.6	16.7
February	1.3 <sup>(2)</sup>	5.0 <sup>(2)</sup>	9.4	11.2	9.0	17.7
March	1.4	6.2 <sup>(2)</sup>	16.5	12.1	11.3	20.0
1st Quarter	4.0 <sup>(2)</sup>	17.0 <sup>(2)</sup>	36.8	37.3	35.9	54.4
April	1.5	6.8 <sup>(2)</sup>	20.6	11.7	14.2	18.9
May	1.5	8.0 <sup>(2)</sup>	23.4	13.2	11.8	20.6
June	1.4	9.4 <sup>(2)</sup>	25.3	13.1	11.9	19.7
2nd Quarter	4.4	24.2 <sup>(2)</sup>	69.3	38.0	37.9	59.2
July	1.5	7.8 <sup>(2)</sup>	20.8	8.8	7.0	15.3
August	1.5	7.8	27.4	10.5	9.7	17.1
September	1.5	6.5 <sup>(2)</sup>	22.9	8.5	7.9	15.4
3rd Quarter	4.5	22.1 <sup>(2)</sup>	71.1	27.8	24.6	47.8
October	1.5	6.8	25.0	13.4	7.4	14.3
November	1.5	5.7	19.1	7.4	7.6	12.5
December	1.2	3.7	13.3	3.6	3.3	7.6
4th Quarter	4.2	16.2	57.4	24.4	18.3	34.4
Total, 1951	17.1	79.5	234.6	127.5	116.7	195.8

(1) Data for the period 1939-1945 are not available. Cement pipe and tile includes drainpipe, sewer pipe, water pipe and culvert tile.

(2) Revised.



TABLE 45. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1939 — 1951 — *Concluded*.  
(In Units Specified)

Period	Clay Products				Asphalt Products	
	Building Brick <sup>(1)</sup>	Flue Linings <sup>(2)</sup>	Vitrified Sewer Pipe <sup>(2)</sup>	Structural Tile	Asphalt <sup>(3)</sup> Shingles	Tar and Asphalt Felts <sup>(4)</sup>
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	Thousands of Squares	Thousands of Tons
1939	165.0	—	—	86.1	524.1	—
1940	191.2	—	—	105.1	613.2	—
1941	208.9	—	—	117.5	794.7	28.3
1942	169.3	—	—	109.9	689.9	27.4
1943	138.7	—	—	84.5	862.0	24.4
1944	154.8	—	—	87.8	1,105.6	25.0
1945	190.9	—	—	90.2	1,432.2	29.5
1946	274.1	940.1	3,055.9	134.4	1,982.6	38.1
1947	295.4	1,025.0	3,959.1	150.2	2,085.6	46.7
1948	316.7	1,197.6	5,066.7	157.3	2,040.3	45.3
1949	338.0	1,213.0	4,363.0	172.5	2,531.0	39.9
1950						
1st Quarter	68.1	353.7	1,022.8	40.2	409.5	9.0
2nd Quarter	91.5	246.7	1,164.5	47.0	786.9	11.5
3rd Quarter	106.6	361.6	1,313.2	52.7	1,017.1	13.2
4th Quarter	99.5	347.8	1,400.4	44.1	589.5	14.8
Total, 1950	365.7	1,309.8	4,900.9	184.0	2,803.0	48.5
1951						
January	29.8	122.7	315.8	13.8	150.2	3.9
February	24.2	117.9	434.2	12.2	191.6	3.8
March	28.4	152.5	340.3	14.4	204.9	5.2
1st Quarter	82.4	393.1	1,090.3	40.4	546.7	12.9
April	30.3	97.5	299.3	12.5	221.3	5.3
May	37.1	95.9	304.1	17.1	284.9	5.0
June	36.7	111.2	325.3	18.6	264.7 <sup>(6)</sup>	4.2
2nd Quarter	104.1	304.6	928.7	48.2	770.9 <sup>(6)</sup>	14.5
July	37.9	128.9	366.2	19.1	256.6 <sup>(6)</sup>	3.4
August	36.8	104.6	323.4	18.8 <sup>(6)</sup>	282.6 <sup>(6)</sup>	4.3
September	33.5 <sup>(5)</sup>	144.5	315.8	16.8 <sup>(6)</sup>	230.5	3.6
3rd Quarter	108.0 <sup>(5)</sup>	378.0	1,005.4	54.7 <sup>(6)</sup>	769.7 <sup>(6)</sup>	11.3
October	35.5	149.1	323.9	18.5	229.5	3.7
November	31.8	129.0	301.6	15.4	125.4	3.8
December	24.3	112.0	293.8	14.6	63.8	2.6
4th Quarter	91.6	390.1	919.3	48.5	418.7	10.1
Total, 1951	386.1	1,465.8	3,943.7	191.8	2,506.0	48.8

(1) Data on production of Building Brick for the period 1949-1951 are estimated (see p. 131).

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

(3) Includes siding.

(4) Data for the period 1939-1940 are not available.

(5) Revised.

TABLE 46. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1949 — 1951.  
(In Units Specified)

Period	Plumbing and Heating Equipment						Sanitary Ware			
	Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters		Bath Tubs		Sinks	
	Thousands of Units		Thousands of Units		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
1949										
March	.8	.9	13.7	.3	10.9	14.8	11.5	1.1	18.1	5.4
June	.8	1.6	17.2	1.3	14.9	15.1	9.9	2.2	16.7	6.9
September	1.8	1.0	19.1	2.0	14.9	11.1	13.8	2.3	13.8	7.9
December	1.7	.7	11.1	1.2	16.0	18.1	9.5	1.2	12.0	13.9
1950										
March	.6	2.2	18.1	1.2	17.7	21.7	8.3	11.0	16.9	15.8
June	1.3	3.9	13.1	.9	21.0	21.5	13.4	12.4	13.2	21.5
September	2.5	2.1	17.9	.9	20.9	17.7	13.7	2.7	20.5	14.2
December	2.0	1.6	9.3	1.8	13.3	18.3	11.7	1.5	12.2	10.2
1951										
January	1.9	1.2	14.8	1.1	18.4	16.7	14.0	1.2	14.7	10.8
February	1.8	1.5	8.8	1.5	24.7	17.4	11.6	.9	12.6	8.2
March	2.0	1.6	14.2	1.5	22.1	18.8	11.3	1.5	11.3	9.0
April	1.6	2.4	13.2	1.5	21.6	22.4	11.4	1.8	14.3	8.0
May	1.2	3.5	18.1	.7	19.3	23.5	12.3	2.6	10.2	9.1
June	1.3	4.0	12.0	.5	24.5	25.6	10.7	4.9	8.3	12.2
July	1.4	4.1	5.8	.5	16.0	33.8	6.9	6.8	4.7	16.1
August	1.3	3.9	15.8	1.0	14.5	36.1	8.6	8.4	7.8	17.9
September	1.4	3.6	15.3	1.5	16.0	38.7	6.6	10.2	5.5	20.3
October	1.7	3.6	14.1	.8	16.9	45.6	6.3	11.3	6.4	21.2
November	1.3	3.2	12.2	1.7	14.6	50.7	4.6	14.0	4.6	24.3
December	.6	3.2	12.6	2.2	9.6	54.1	3.9	13.2	3.3	24.4

TABLE 46. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1949 — 1951 — *Continued.*  
(In Units Specified)

Period	Gypsum Products						Clay Products			
	Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Building Brick		Flue Linings	
	Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Bricks		Thousands of Feet	
	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	19.7	1.9	14.5	1.8	14.4	1.2	23.0	19.5	108.3	33.4
June	19.6	1.3	15.6	.8	17.6	1.0	29.1	24.1	91.9	20.5
September	17.2	1.2	17.0	1.3	18.7	1.1	30.5	25.7	78.0	13.2
December	21.2	1.2	15.9	.7	15.5	.9	23.9	30.1	99.1	35.9
1950										
March	22.9	2.1	17.3	1.4	15.8	1.2	25.7	30.0	92.0	131.0
June	19.4	1.2	20.1	1.2	17.8	1.0	36.6	26.2	112.2	73.4
September	19.2	1.4	20.6	1.5	18.9	.9	36.0	25.4	163.7	10.5
December	16.8	2.6	19.6	2.1	14.9	.9	28.3	22.2	104.7	20.6
1951										
January	20.0	2.7	20.5	2.3	16.8	1.1	28.3	23.7	106.1	37.2
February	18.3	3.2	20.9	2.9	15.0	1.0	23.5	23.6	102.8	48.2
March	21.8	2.0	21.0	2.3	17.8	1.1	27.9	23.2	166.2	34.5
April	19.5	2.6	21.5	2.4	17.9	1.2	27.2	25.4	95.9	36.0
May	19.1	2.5	20.8	1.7	18.2	1.2	35.7	25.1	92.4	39.5
June	19.2	2.4	22.2	1.7	18.7	1.1	35.2	25.4	106.1	44.7
July	13.2	1.7	15.0	2.5	15.0	.5	34.9	27.2	131.2	43.3
August	23.3	2.1	19.5	2.4	18.9	.8	34.5	28.3	104.7	43.2
September	20.3	2.8	16.4	2.0	16.3	.9	30.2	28.5	119.8	67.9
October	19.2	2.5	17.7	2.0	18.5	1.0	34.8	29.4	128.3	88.7
November	19.8	2.8	15.4	1.7	16.0	1.0	26.9	33.2	95.6	122.1
December	16.5	2.6	11.4	2.5	8.8	1.0	16.4	38.1	76.8	157.3

TABLE 46. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1949 — 1951 — *Concluded*.  
(In Units Specified)

Period	Electrical Wire and Wiring Devices						Cement		Mineral Wool Batts	
	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable					
	Thousands of Units		Thousands of Units		Millions of Feet		Millions of Barrels of 350 lbs.		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
1949										
March	223.5	135.2	902.1	141.3	4.8	4.9	1.4	1.2	6.3	1.5
June	217.5	258.4	540.1	414.7	5.4	4.3	1.6	.7	9.5	1.2
September	120.6	42.9	275.0	143.3	9.2	.7	1.6	.2	14.4	2.1
December	140.1	60.0	309.4	152.7	9.4	1.4	.8	.8	11.6	2.0
1950										
March	163.8	110.9	147.5	399.6	5.7	7.8	1.2	1.8	10.1	2.6
June	130.0	95.4	375.9	272.2	11.3	2.4	1.8	.6	15.1	2.6
September	182.2	96.6	419.4	144.7	10.2	1.9	1.6	.2	16.8	1.7
December	186.2	59.4	293.0	78.8	10.1	1.7	.8	.7	9.6	1.6
1951										
January	226.5	57.6	260.0	36.4	11.3	1.7	.9	1.1	13.3	2.7
February	202.0	37.8	281.7	45.7	9.9	2.2	.9	1.4	10.5	3.0
March	193.6	27.0	392.2	35.9	10.9	2.5	1.4	1.5	11.3	3.4
April	179.9	46.6	330.0	30.2	9.4	3.6	1.5	1.4	12.2	3.0
May	213.4	60.9	366.8	38.7	6.7	5.3	1.9	1.0	11.4	3.5
June	150.6	68.2	252.7	34.7	7.6	6.3	1.7	.7	12.4	3.5
July	160.0	94.5	179.1	50.5	4.9	6.8	1.6	.7	12.6	4.2
August	109.4	127.6	351.8	115.3	5.2	7.4	1.8	.4	15.0	4.0
September	153.1	118.8	426.1	113.2	5.0	5.9	1.5	.4	14.5	3.0
October	125.2	162.0	432.1	141.8	5.8	4.4	1.6	.2	14.9	4.0
November	99.5	214.9	492.0	217.0	6.2	3.6	1.3	.4	12.7	3.8
December	78.4	255.6	249.2	252.3	4.3	4.8	.8	.9	7.2	3.2

TABLE 47. — IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1939 — 1951.  
(In Units Specified)

Period	Lumber and Lumber Products		Sanitary Ware		Cement
	Hardwood Flooring	Wallboard Building Board	Bath Tubs	Closets, Sinks and Basins	
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{4}$ "B	\$000	\$000	Thousands of Barrels of 350 lbs.
1939	1,542	13.1	74	86	16.7
1940	1,740	14.1	56	77	13.2
1941	365	9.5	2	11	12.0
1942	7	5.1	0	3	26.3
1943	10	3.3	1	1	18.6
1944	187	9.9	0	2	14.0
1945	702	12.1	7	254	32.7
1946	404	18.7	206	535	350.1
1947	1,157	39.9	1,044	205	1,248.6
1948	8	18.3	231	83	1,120.7
1949	8,258	95.5	493	374	2,284.0
1950					
1st Quarter	1,813	8.3	80	97	24.6
2nd Quarter	1,431	4.8	162	134	188.3
4th Quarter	2,173	8.7	153	118	636.2
4th Quarter	1,584	12.0	165	202	537.1
Total, 1950	7,001	33.8	560	551	1,386.2
1951					
January	771	1.6	98	60	48.4
February	328	1.0	33	72	35.9
March	883	2.0	108	109	101.0
1st Quarter	1,982	4.6	239	241	185.3
April	1,032	2.2	81	134	202.0
May	1,000	2.7	111	163	284.0
June	820	1.7	91	76	217.9
2nd Quarter	2,852	6.6	283	373	703.9
July	972	1.4	86	58	388.5
August	1,048	2.6	46	73	403.2
September	920	1.7	34	35	309.7
3rd Quarter	2,940	5.7	166	166	1,101.4
October	813	1.9	66	73	169.6
November	683	2.2	63	56	131.1
December	430	2.1	24	35	36.1
4th Quarter	1,926	6.2	153	164	336.8
Total, 1951	9,700	23.1	841	944	2,327.4

TABLE 47. — IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1939 — 1951 — *Continued.*  
(In Units Specified)

Period	Building Brick	Mineral Wool	Gypsum Plaster	Builders' Hardware	Paints, Pigments and Varnishes
	Millions of Bricks	Thousands of Sq. Ft.	Thousands of Tons	\$000	\$000
1939	.7	1,214	1.5	172	14,723
1940	.5	1,388	1.3	321	16,506
1941	.4	1,756	1.5	508	7,695
1942	.5	1,076	1.4	375	6,420
1943	.9	1,226	1.2	277	6,281
1944	1.4	1,746	1.6	369	7,465
1945	1.4	5,993	2.9	490	8,660
1946	1.1	7,822	7.6	653	9,436
1947	8.9	5,775	10.1	969	13,441
1948	8.3	74	10.0	1,076	14,276
1949	21.9	112	8.7	1,218	13,867
1950					
1st Quarter	1.9	6	1.0	317	3,840
2nd Quarter	5.2	10	2.5	355	4,386
3rd Quarter	5.5	75	9.0	292	4,743
4th Quarter	4.1	48	9.9	519	5,194
Total, 1950	16.7	139	22.4	1,483	18,213
1951					
January	1.5	22	.9	201	1,979
February	1.5	39	.9	156	1,555
March	1.5	12	1.6	204	2,110
1st Quarter	4.5	73	3.4	561	5,644
April	2.0	26	1.9	177	2,120
May	1.8	27	1.8	208	1,881
June	1.8	20	1.3	158	1,808
2nd Quarter	5.6	73	5.0	543	5,809
July	1.9 <sup>(1)</sup>	3	1.1	140	1,683
August	1.9	12	1.0	125	1,563
September	1.4	92	1.8	127	1,450
3rd Quarter	5.2 <sup>(1)</sup>	107	3.9	392	4,696
October	1.6	28	2.4	165	1,700
November	1.1	36	.6	121	1,717
December	1.1	35	.4	113	1,259
4th Quarter	3.8	99	3.4	399	4,676
Total, 1951	19.1	352	15.7	1,895	20,825

(1) Revised.

TABLE 47. — IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1939 — 1951 — *Concluded.*  
(In Units Specified)

Period	Plumbing and Heating Equipment				Common Colourless Window Glass
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters <sup>(1)</sup>	
	Units	\$000	Sq. Ft.	Units	Millions of Sq. Ft.
1939	444	79	69,002	—	48.8
1940	708	55	10,721	—	47.0
1941	21	5	1,984	—	43.3
1942	279	4	601	—	44.1
1943	1	4	4,676	—	36.1
1944	64	1	2,571	—	45.3
1945	334	35	280	—	39.8
1946	1,542	133	7,595	—	43.7
1947	2,506	319	43,824	—	70.2
1948	7	16	0	3,214	96.3
1949	522	33	3,339	1,285	64.6
1950					
1st Quarter	52	2	1,545	556	11.0
2nd Quarter	83	7	340	701	18.0
3rd Quarter	200	10	4,259	800	18.1
4th Quarter	700	35	13,610	630	21.4
Total, 1950	1,035	54	19,754	2,687	68.5
1951					
January	380	6	3,843	164	3.5
February	73	11	7,436	288	3.8
March	149	12	1,741	227	3.9
1st Quarter	602	29	13,020	679	11.2
April	67	31	5,125	646	7.9
May	246	18	2,292	1,053	6.4
June	272	5	1,348	1,499	6.8
2nd Quarter	585	54	8,765	3,198	21.1
July	204	6	1,479	600	7.5
August	84	17	3,290	697	7.5
September	212	13	1,482	646	6.8
3rd Quarter	500	36	6,251	1,943	21.8
October	344	6	0	863	5.8
November	223	7	72	566	5.9
December	41	8	700	765	3.7
4th Quarter	608	21	772	2,194	15.4
Total, 1951	2,295	140	28,808	8,014	69.5

(1) Data for the period 1939-1947 are not available.

TABLE 48. — EXPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1939 — 1951.  
(In Units Specified)

Period	Lumber and Lumber Products				
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B	Thousands of Squares	Thousands of Laths
1939	2,202.0	9,961	44.6	2,935	179,060
1940	2,545.8	2,863	72.9	2,811	182,329
1941	2,297.3	3,529	85.3	3,292	194,470
1942	2,179.0	968	52.3	2,694	117,287
1943	1,740.6	710	33.4	1,450	91,957
1944	1,881.6	610	34.5	1,475	40,670
1945	2,000.5	544	45.3	1,651	25,981
1946	2,083.3	106	36.1	1,775	26,193
1947	2,735.0	50	51.1	2,051	41,700
1948	2,467.7	25	40.2	2,353	55,513
1949	2,188.7	611	30.4	2,121	77,157
1950					
1st Quarter	604.4	1,118	3.1	548	13,195
2nd Quarter	860.7	3,212	3.9	786	20,664
3rd Quarter	1,151.2	6,398	4.7	841	35,228
4th Quarter	946.2	5,406	5.9	748	27,070
Total, 1950	3,562.5	16,135	17.6	2,924	96,157
1951					
January	263.1	1,166	1.2	221	3,889
February	240.4	783	1.7	232	4,600
March	296.2	839	2.2	282	4,553
1st Quarter	799.7	2,788	5.1	735	13,042
April	303.2	681	2.2	290	4,926
May	285.7	519	7.0	222	4,530
June	265.4	430	3.2	155	7,563
2nd Quarter	854.3	1,630	12.4	667	17,019
July	318.4	435	6.8	182	9,413
August	315.4	349	8.6	204	8,428
September	282.0	215	6.0	228	7,270
3rd Quarter	915.8	999	21.4	614	25,111
October	318.1	278	6.0	251	7,648
November	285.9	201	4.8	190	7,548
December	259.3	244	5.4	132	3,573
4th Quarter	863.3	723	16.2	573	18,769
Total, 1951	3,433.1	6,140	55.1	2,589	73,941



TABLE 48.—EXPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1939 — 1951 — *Concluded*.  
(In Units Specified).

Period	Cement	Building Brick	Common Colourless Window Glass <sup>(1)</sup>	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Sq. Ft.	Tons	\$000
1939	156.6	1.3	—	1,339	1,560
1940	300.0	1.8	—	972	2,325
1941	310.9	1.9	—	367	2,260
1942	273.9	1.4	34,670	113	1,903
1943	172.6	1.7	54,108	478	1,867
1944	210.4	2.0	16,833	443	2,534
1945	281.9	3.7	15,251	447	3,973
1946	114.4	6.1	4,301	969	4,407
1947	88.0	4.2	93,149	1,423	7,346
1948	73.0	4.9	57,959	744	6,235
1949	19.2	4.3	931	163	3,604
1950					
1st Quarter	0	.1	200	37	1,229
2nd Quarter	9	.6	400	56	630
3rd Quarter	20.4	1.2	92	9	928
4th Quarter	2.6	.9	225,700	0	1,238
Total, 1950	23.9	2.8	226,392	102	4,025
1951					
January	0	.1	289,856	0	310
February	0	.1	40,400	0	339
March	.1	.2	34,260	26	514
1st Quarter	.1	.4	364,516	26	1,163
April	0	.2	55,880	25	631
May	.3	.3	53,496	0	669
June	.4	.4	0	52	695
2nd Quarter	.7	.9	109,376	77	1,995
July	.2	.4	61,900	1	848
August	.1	.5	0	3	841
September	.2	.6	0	9	850
3rd Quarter	.5	1.5	61,900	13	2,539
October	.3	.3	13,330	25	810
November	.9	.2	15,900	3	829
December	.1	.5	3,000	26	662
4th Quarter	1.3	1.0	32,230	54	2,301
Total, 1951	2.6	3.8	568,022	170	7,998

(1) Data for the period 1939 — 1941 are not available.

TABLE 49.— PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED  
DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS,  
CANADA, 1939 — 1951.  
(Thousands of Net Tons)

Period	Pig Iron	Steel Ingot <sup>(1)</sup>	Rolling Mill Products <sup>(1)</sup>			
			Production from		Exports <sup>(3)</sup>	Domestic <sup>(3)</sup> Disappearance
			Canadian Ingot <sup>(2)</sup>	Imports <sup>(3)</sup>		
1939	846	1,490	1,080	—	—	—
1940	1,309	2,178	1,579	—	—	—
1941	1,528	2,594	1,881	—	—	—
1942	1,975	2,959	2,142	—	—	—
1943	1,758	2,847	2,064	—	—	—
1944	1,852	2,874	2,084	—	—	—
1945	1,786	2,761	1,985	789	40	2,734
1946	1,404	2,253	1,606	721	36	2,291
1947	1,973	2,855	2,052	906	51	2,907
1948	2,130	3,087	2,212	939	239	2,912
1949	2,163	3,090	2,195	1,157	161	3,191
1950						
1st Quarter	527	821	580	188	25	743
2nd Quarter	582	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	3,296	2,268	1,077	68	3,277
1951						
1st Quarter	615	875	627	299	13	913
2nd Quarter	643	888	644	432	17	1,059
3rd Quarter	626	802	592	434	11	1,015
4th Quarter	669	880	627	391	12	1,006
Total, 1951	2,553	3,445	2,490	1,556	53	3,993

(1) Excludes castings and forgings (see p. 133).

(2) This production is calculated as 72.5 per cent of Canadian ingot production on the basis of an average overall loss of 27.5 per cent in conversion from ingot to finished product (see p. 133).

(3) Data for the period 1939-1944 not yet available.

TABLE 50. — SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,  
CANADA, 1946 — 1951.  
(In Thousands of Tons)

Period	Building Construc- tion	Railway and Railway Car Shops	Con- tainers	Merchant Trade <sup>(1)</sup> Products	Wholesalers and Warehouses	Automotive Industries	Miscella- <sup>(1)</sup> neous	Net Total Domestic Shipments	Producers <sup>(1)</sup> Interchange	Export Shipments	Total
1946	189.6	411.6	164.4	226.8	261.6	84.0	434.4	1,772.4	453.6	145.2	2,371.2
1947	273.6	463.2	171.6	250.8	331.2	138.0	556.8	2,187.6	806.4	168.0	3,162.0
1948	295.2	556.8	196.8	313.2	321.6	139.2	556.8	2,379.6	926.4	243.6	3,549.6
1949	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	56.3	260.5	143.5	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	174.8	765.8	415.7	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	442.6	8.6	1,261.0
July	31.9	44.6	25.2	30.5	21.6	23.5	62.1	239.4	131.6	2.8	373.8
August	27.1	41.8	26.7	34.8	24.5	16.1	63.7	234.7	146.2	10.4	391.3
September	27.8	41.7	24.1	33.0	21.4	17.4	58.8	224.2	138.2	10.4	372.8
3rd Quarter	86.8	128.1	76.0	98.3	67.5	57.0	184.6	698.3	416.0	23.6	1,137.9
October	36.6	29.3	24.3	38.1	26.8	20.4	85.1	260.6	136.2	9.0	405.8
November	31.6	36.1	21.7	34.9	32.2	20.1	96.3	272.9	132.6	10.2	415.7
December	28.7	34.9	25.9	34.2	22.8	15.7	79.2	241.4	137.7	6.1	385.2
4th Quarter	96.9	100.3	71.9	107.2	81.8	56.2	260.6	774.9	406.5	25.3	1,206.7
Total, 1951	383.6	555.8	301.4	412.5	326.1	249.8	819.6	3,048.8	1,680.8	70.3	4,799.9

(1) For details see p. 133.

TABLE 51. — PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,  
1939 — 1951.  
(In Units Specified)

Period	Structural Steel <sup>(1)</sup>	Galvanized Sheets	Steel Pipe and Fittings	Wire Nails and Spikes	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons
1939	—	65.2	90.5	66.5	16.5	33.1
1940	—	77.3	128.0	73.3	23.7	39.4
1941	—	72.2	158.1	82.6	26.4	48.2
1942	136.3	42.1	138.6	74.4	20.7	50.0
1943	104.5	39.2	112.2	73.6	14.2	27.8
1944	122.0	53.2	128.3	64.9	15.3	28.0
1945	150.2	61.6	139.3	70.0	20.8	45.9
1946	115.5	56.1	96.3	58.9	25.1	65.2
1947	161.2	89.2	90.4	77.4	32.5	77.7
1948	172.9	99.1	102.6	86.8	45.7	93.4
1949	180.2	97.5	164.2	88.5	47.6	91.5
1950						
January	12.9	8.1	10.3	7.1	3.7	8.1
February	10.7	7.6	10.6	6.5	3.6	9.2
March	12.9	8.7	12.3	7.5	3.3	4.9
1st Quarter	36.5	24.4	33.2	21.1	10.6	22.2
April	12.5	7.5	8.7	6.8	3.3	4.9
May	14.0	8.5	8.9	7.7	4.0	5.7
June	12.3	7.9	11.5	7.8	4.3	5.9
2nd Quarter	38.8	23.9	29.1	22.3	11.6	16.5
July	18.2	8.5	13.8	5.1	2.7	4.9
August	7.4	8.1	12.9	7.3	5.0	5.2
September	13.9	8.7	15.9	7.4	5.0	5.2
3rd Quarter	39.5	25.3	42.6	19.8	12.7	15.3
October	17.7	9.2	17.4	8.1	5.7	12.1
November	12.5	8.7	15.7	7.6	6.1	11.5
December	13.0	7.6	14.1	6.4	6.6	9.9
4th Quarter	43.2	25.5	47.2	22.1	18.4	33.5
Total, 1950	158.0	99.1	152.1	85.3	53.3	87.5
1951						
January	20.6	8.6	14.3	7.8	5.1	13.5
February	16.7	7.9	15.0	6.6	4.7	11.7
March	17.9	9.7	14.5	7.6	5.4	13.4
1st Quarter	55.2	26.2	43.8	22.0	15.2	38.6
April	17.2	9.6	14.8	7.1	5.5	11.3
May	20.9	10.4	14.7	8.2	5.8	10.9
June	17.6	9.3	11.5	7.9	5.6	10.7
2nd Quarter	55.7	29.3	41.0	23.2	16.9	32.9
July	13.3	9.8	10.8	6.5	3.1	6.5
August	14.7	9.9	15.4	6.9	4.6	10.9
September	13.9	8.8	14.9	7.1	4.1	10.1
3rd Quarter	41.9	28.5	41.1	20.5	11.8	27.5
October	20.8	9.2	14.0	8.6	3.8	11.7
November	25.2	10.3	13.8	8.6	3.5	11.5
December	16.6	9.1	9.3	7.4	2.2	8.2
4th Quarter	62.6	28.6	37.1	24.6	9.5	31.4
Total, 1951	215.4	112.6	163.0	90.3	53.4	130.4

(1) Data for the period 1939–1941 are not available (see p. 134).

TABLE 52. — SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,  
1949 — 1951.

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	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
1949						
March	17.2	7.2	7.2	2.0	2.7	5.6
June	17.4	6.5	9.2	.7	3.0	5.6
September	15.6	5.3	8.0	4.4	4.6	1.5
December	15.2	17.6	7.2	5.6	3.2	6.0
1950						
January	10.4	21.5	6.1	6.8	2.5	5.7
February	11.0	24.8	5.8	7.6	1.9	6.8
March	14.8	30.1	7.7	7.6	2.7	12.6
April	14.8	30.1	6.8	7.6	2.7	12.6
May	22.0	30.1	7.4	7.9	4.0	7.8
June	23.3	30.1	7.4	8.8	5.2	5.7
July	25.7	31.3	7.1	7.1	4.3	3.6
August	17.8	29.0	5.8	9.0	4.9	3.6
September	18.7	29.2	8.2	8.4	5.4	3.0
October	16.4	21.9	7.9	9.1	5.3	3.0
November	20.4	16.0	7.7	9.4	5.7	3.2
December	14.0	22.4	6.6	9.4	5.2	4.6
1951						
January	15.7	13.9	7.0	5.5	4.9	2.5
February	14.7	14.4	6.9	5.8	4.2	2.9
March	14.7	14.0	7.7	6.0	4.7	3.0
April	14.9	13.9	6.9	7.0	4.4	3.7
May	16.9	11.5	8.4	9.1	4.7	4.2
June	12.6	10.4	8.1	9.9	4.7	4.3
July	10.1	11.0	6.9	10.5	3.2	3.9
August	13.0	13.3	6.8	11.6	3.6	4.5
September	12.7	15.4	6.9	12.6	3.3	4.8
October	16.1	13.3	8.1	14.0	3.0	3.8
November	14.2	13.1	8.3	14.4	2.4	4.4
December	11.7	11.5	6.3	14.9	1.4	4.8

TABLE 53. — IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,  
CANADA, 1939 — 1951.  
(In Units Specified)

Period	Imports				Exports			
	Structural Steel	Wire Nails	Galvanized Sheets	Skelp	Structural Steel	Wire Nails and Spikes	Cast-Iron Soil Pipe	Steel Pipe <sup>(2)</sup> and Tubing
	Thousands of Tons	Tons	Tons	Tons	Thousands of Tons	Tons	Tons	Tons
1939	57.0	306	0	100,766	3.2	8,053.7	— <sup>(1)</sup>	—
1940	91.2	40	0	147,779	5.0	8,271.6	749	—
1941	69.6	229	582	144,426	7.2	10,656.2	1,966	—
1942	38.2	1,194	15,629	158,338	2.4	1,457.2	802	—
1943	21.9	547	10,115	113,900	1.9	869.0	95	—
1944	35.0	152	17,795	147,917	2.5	1,335.4	670	—
1945	68.8	71	22,963	129,982	9.3	813.6	506	—
1946	99.5	680	15,331	54,385	7.8	1,270.5	157	3,158
1947	183.2	4,146	7,895	60,190	4.4	31.9	207	184
1948	194.3	6,315	7,047	60,783	10.5	1,854.1	658	2,812
1949	198.1	13,305	15,268	140,897	10.3	494.8	998	16,806
1950								
1st Quarter	36.3	475	1,625	34,088	.3	0	532	2,377
2nd Quarter	39.0	1,094	1,817	43,416	.7	.2	279	2,157
3rd Quarter	40.5	835	1,573	35,499	.4	.3	252	897
4th Quarter	54.6	1,068	2,095	54,111	.8	1.9	302	422
Total, 1950	170.4	3,471	7,110	167,114	2.2	2.4	1,366	5,853
1951								
January	18.2	440	615	14,425	.2	5.2	103	210
February	15.2	587	498	8,607	0	0	112	157
March	19.2	337	700	9,639	.2	1.2	78	17
1st Quarter	52.6	1,364	1,813	32,671	.4	6.4	293	384
April	27.0	772	593	12,240	.3 <sup>(3)</sup>	.1	90	0
May	34.7	2,285	1,032	8,943	.2	.4	126	295
June	26.6	1,022	692	11,581	.2	0	88	407
2nd Quarter	88.3	4,079	2,317	32,764	.7 <sup>(3)</sup>	.5	304	702
July	28.9	954	657	19,757	.2	0	42	310
August	29.1	1,018	708	11,704	.3	.7	34	16
September	31.5	785	556	10,563	.4	21.7 <sup>(3)</sup>	81	47
3rd Quarter	89.5	2,757	1,921	42,024	.9	22.4 <sup>(3)</sup>	157	373
October	36.4	910	634	19,777	.7	1.5	24	166
November	32.3	484	763	11,782	.2	.6	24	0
December	29.6	507	326	8,272	.4	5.4	135	54
4th Quarter	98.3	1,901	1,723	39,831	1.3	7.5	183	220
Total, 1951	328.7	10,101	7,774	147,290	3.3	36.8	937	1,679

(1) Not available.

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

(3) Revised.

TABLE 54. — VOLUME OF SELECTED BUILDING MATERIALS UNLOADED<sup>(1)</sup>  
AT RAILWAY STATIONS IN CANADA,  
1939 — 1951.  
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material <sup>(2)</sup>	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1939	1,836	2,420	277	241	542	25	5,341
1940	2,699	4,276	331	292	720	34	8,352
1941	3,221	3,900	385	399	758	38	8,701
1942	3,553	3,955	458	433	968	57	9,424
1943	3,663	3,730	461	396	822	48	9,120
1944	3,571	3,696	429	354	705	36	8,791
1945	3,622	3,954	411	401	837	57	9,282
1946	3,907	4,717	469	500	1,173	66	10,832
1947	4,395	5,868	554	619	1,314	84	12,834
1948	4,391	6,386	624	619	1,580	93	13,693
1949	4,111	5,500	628	564	2,012	83	12,898
1950							
1st Quarter	838	545	149	110	335	11	1,988
2nd Quarter	1,013	1,788	169	153	598	21	3,742
3rd Quarter	1,221	2,144	167	160	457	27	4,176
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
1951							
January	309	248	55	53	100	5	770
February	326	210	51	42	113	4	746
March	411	287	61	63	162	6	990 <sup>(3)</sup>
1st Quarter	1,046	745	167	158	375	15	2,506 <sup>(3)</sup>
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
July	454	844	61	74	178	17	1,628
August	390	867	63	65	201	10	1,596
September	314	793	57	60	171	8	1,403
3rd Quarter	1,158	2,504	181	199	550	35	4,627
October	357	929	62	65	152	9	1,574
November	323	328	58	66	119	6	900
December	247	259	46	47	90	4	793
4th Quarter	927	1,616	166	178	361	19	3,267
Total, 1951	4,316	6,763	739	730	1,865	97	14,510

(1) For source and explanatory note see p. 134.

(2) Includes plywood.

(3) Revised.

TABLE 55.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES,  
CANADA, <sup>(1)</sup> 1946 — 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	3,439	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 <sup>(2)</sup>	115,433	5,229	45.30
February <sup>(2)</sup>	116,722	5,718	48.99
March <sup>(2)</sup>	117,212	5,798	49.47
April <sup>(2)</sup>	119,707	5,963	49.81
May <sup>(2)</sup>	120,268	6,278	52.20
June <sup>(2)</sup>	125,185	6,295	50.29
July <sup>(2)</sup>	127,611	6,600	51.72
August <sup>(2)</sup>	128,068	6,616	51.66
September <sup>(2)</sup>	127,210	6,661	52.36
October	124,267	6,708	53.98
November	120,581	6,524	51.86
December <sup>(3)</sup>	116,101	6,569	56.58
Annual Average	121,530	6,247	51.40

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

(2) Revised.

(3) Preliminary.



**TABLE 56.— NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES,  
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES  
BY REASON FOR LAYOFF, CANADA,  
MARCH, 1948 — JANUARY, 1952.**

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other <sup>(1)</sup>
1948 <sup>(2)</sup>	68	6,842	1,678	933	4,231
1949	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	—
August	7	338	—	120	218
September	8	361	135	75	151
3rd Quarter	17	783	210	204	369
October	5	198	61	35	102
November	5	223	2	2	1
December	10	398	4	2	4
4th Quarter	20	819	67	39	107
Total, 1951	58	2,837	657	760	814
1952					
January	10	807	8	—	2

(1) See p. 135.

(2) Covers period March — December only.

TABLE 57.— CAPITAL EXPENDITURES IN BUILDING MATERIAL INDUSTRIES, CANADA, 1945 — 1951.  
(Thousands of Dollars)

Year and Type of Investment	Sawn Lumber and Hardwood Flooring	Cement and Cement Products	Clay Products	Plumbing and Heating Equipment	Other Iron and Steel Products	Electrical Equipment	Lath, Plaster Roofing and Insulation Materials	Paint and Paint Materials	Total
1945									
Construction	4,081	345	330	208	379	26	277	553	6,199
Machinery and Equipment	2,339	376	58	354	343	68	824	238	4,600
Total.....	6,420	721	388	562	722	94	1,101	791	10,799
1946									
Construction	2,971	1,468	351	178	676	57	484	1,399	7,584
Machinery and Equipment	3,101	1,222	435	497	1,196	105	785	1,028	8,369
Total.....	6,072	2,690	786	675	1,872	162	1,269	2,427	15,953
1947									
Construction	4,011	2,134	173	391	444	122	1,128	943	9,346
Machinery and Equipment	8,811	3,290	417	1,294	1,361	183	2,007	1,057	18,420
Total.....	12,822	5,424	590	1,685	1,805	305	3,135	2,000	27,766
1948									
Construction	5,474	2,716	1,095	493	247	101	662	1,018	11,806
Machinery and Equipment	11,857	5,516	1,898	1,254	1,520	191	1,457	1,816	25,509
Total.....	17,531	8,232	2,993	1,747	1,767	292	2,119	2,834	37,315
1949									
Construction	4,827	1,863	1,590	245	477	68	529	802	10,401
Machinery and Equipment	13,749	4,289	2,217	1,047	3,974	292	2,056	814	28,438
Total.....	18,576	6,152	3,807	1,292	4,451	360	2,585	1,616	38,839
1950 <sup>(1)</sup>									
Construction	5,616	1,130	778	1,963	209	330	703	578	11,307
Machinery and Equipment	16,643	5,251	1,816	954	2,087	604	1,384	742	29,481
Total.....	22,259	6,381	2,594	2,917	2,296	934	2,087	1,320	40,788
1951 <sup>(2)</sup>									
Construction	6,079	4,112	534	2,021	2,901	1,267	818	1,686	19,418
Machinery and Equipment	15,466	10,068	1,014	2,561	6,906	801	1,916	1,192	39,924
Total.....	21,545	14,180	1,548	4,582	9,807	2,068	2,734	2,878	59,342

(1) Revised.

(2) Preliminary.

SECTION 6  
BUILDING LABOUR

TABLE 58.— EMPLOYMENT,<sup>(1)</sup> UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES CANADA, 1939 — 1951.  
(In Thousands)

Period	Persons Employed				Persons Unemployed			Labour Force		
	Construction		Non-Agricultural Industries	All Industries	Construction <sup>3</sup> Industry	Non-Agricultural Industries	All Industries	Construction <sup>(3)</sup> Industry	Non-Agricultural Industries	All Industries
	Occupation <sup>2</sup>	Industry								
1939	—	152	2,711	4,075	—	521	523	—	3,262	4,598
1940	—	151	2,809	4,138	—	416	418	—	3,225	4,556
1941	—	202	3,014	4,224	—	191	193	—	3,205	4,417
1942	—	175	3,258	4,385	—	132	134	—	3,390	4,519
1943	—	185	3,340	4,447	—	73	75	—	3,413	4,522
1944	—	138	3,319	4,445	—	60	62	—	3,379	4,507
1945	—	145	3,277	4,411	—	70	72	—	3,347	4,483
1946	—	241	3,428	4,702	8	123	126	249	3,551	4,828
1947	—	254	3,658	4,821	8	89	91	262	3,747	4,912
1948	260	295	3,762	4,949	7	80	82	302	3,842	5,030
1949	350	350	3,895	5,018	16	101	103	366	3,996	5,121
1950—March 4	260	263	3,856	4,796	74	301	312	337	4,157	5,108
June 3 <sup>(4)</sup>	353	343	4,010 <sup>(5)</sup>	5,083 <sup>(5)</sup>	33	148 <sup>(5)</sup>	150 <sup>(5)</sup>	376	4,167 <sup>(5)</sup>	5,233 <sup>(5)</sup>
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
August 18	359	396	4,255	5,343	12	76	78	408	4,331	5,421
November 3	317	367	4,235	5,110	19	95	100	386	4,330	5,210
Annual Average	326	355	4,218	5,175	22	105	109	378	4,323	5,284

(1) Data for the period 1939–1949 relate to week ending nearest June 1, (see p. 135).

(2) Not available prior to August, 1947.

(3) Not available prior to 1945.

(4) Includes an estimate for Manitoba.

(5) Revised.

TABLE 59.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION  
OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK,  
CANADA, MARCH, 1949 — 1951.

Week Ending	Percentage of Workers, by Number of Hours Worked per Week					Average Number of Hours Worked <sup>(1)</sup>	Total Number of Hours Worked per Week (In Thousands)
	Less than 15	15-34	35-44	45-54	More than 54		
1949							
March 5	8.4	7.2	46.0	33.2	5.2	40	9,840
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
August 18	5.2	7.2	44.7	30.8	12.1	42	16,338
November 3	4.4	10.0	50.4	28.3	6.9	41	14,700
Annual Average	5.9	7.8	47.3	30.2	8.7	41	14,355

(1) For qualitative note (see p. 136).

TABLE 60.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA,<sup>(1)</sup> 1939 — 1951.

Period <sup>(2)</sup>	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons <sup>(3)</sup> Employed	Aggregate Weekly Payroll <sup>(3)</sup> \$000.	Average Weekly <sup>(3)</sup> Earnings \$	Building Industry	Non- Agricultural Industries
1939	30,134	—	—	100.0	100.0
1940	39,267	—	—	130.3	107.0
1941	66,597	1,851	27.79 <sup>(4)</sup>	206.9	128.0
1942	69,703	2,175	31.20	231.3	145.5
1943	70,728	2,465	34.85	234.7	153.9
1944	44,445	1,516	34.12	139.5	153.1
1945	44,932	1,533	34.03	149.1	147.0 <sup>(6)</sup>
1946	65,386	2,230	33.97	213.3	146.0 <sup>(6)</sup>
1947	88,124	3,322	37.41	179.1	158.3
1948	100,726	4,192	41.41	311.8	165.0
1949	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
March	114,303	6,850	49.77	334.6	172.3
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	50.23	398.2	180.3
July	140,040	7,359	52.32	415.4	183.6
August	144,193	7,705	53.22	427.5	184.3
September <sup>(5)</sup>	152,114	8,273	54.39	449.2	185.4
October	152,268	8,571	56.29	449.7	186.5
November	151,721	8,453	55.72	448.1	186.4
December <sup>(6)</sup>	146,443	8,326	56.82	432.5	186.4
Annual Average	134,147	7,077	52.76	395.3	180.1

(1) As reported by employers with 15 or more employees. Revised series (see p. 136).

(2) Data for the period 1939-1949 represent annual averages.

(3) Data for 1939-1940 not available.

(4) Based on earnings from June to December.

(5) Revised.

(6) Preliminary.

TABLE 61.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL  
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND  
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, <sup>(1)</sup>  
1945 — 1951.

Period	Number of Hourly Wage-Earners <sup>2</sup>	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	41.6	1,364	79.4	32.68
1946					
Annual Average	52,899	40.4	2,057	82.7	32.28
1947					
Annual Average	72,738	40.5	2,867	91.4	35.67
1948					
Annual Average	82,341	40.8	3,296	101.6	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	3,544	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	38.7	4,211	125.9	48.72
July	115,777	40.0	4,653	127.7	51.08
August	120,127 <sup>(3)</sup>	40.7	4,887	127.9	52.06
September	127,894 <sup>(3)</sup>	40.9	5,232 <sup>(3)</sup>	131.0 <sup>(3)</sup>	53.58 <sup>(3)</sup>
October	127,217	41.6	5,291	133.8	55.66
November	126,791	40.7	5,164	134.9	54.90
December <sup>(4)</sup>	121,852	41.2	5,018	136.0	56.03
Annual Average	110,131	39.6	4,361	127.1	50.27

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

(2) Refers to employees paid by the hour.

(3) Revised.

(4) Preliminary.

TABLE 62.— LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND  
TOTAL LABOUR INCOME, CANADA, <sup>(1)</sup>  
1939 — 1951.

Period	Construction Labour Income \$ Millions		Total Labour Income \$ Millions	
	Current Dollars	Constant Dollars	Current Dollars	Constant Dollars
1939.....	102	102	2,575	2,575
1940.....	129	124	2,929	2,816
1941.....	191	174	3,575	3,250
1942.....	225	195	4,242	3,679
1943.....	262	225	4,783	4,099
1944.....	213	182	4,940	4,219
1945.....	232	197	4,953	4,208
1946.....	303	249	5,323	4,320
1947.....	411	308	6,221	4,660
1948.....	498	326	7,170	4,695
1949.....	571	360	7,752	4,890
1950				
1st Quarter.....	119	75	1,903	1,192
2nd Quarter.....	150	93	2,017	1,244
3rd Quarter.....	176	106	2,133	1,284
4th Quarter.....	167	99	2,218	1,318
Total, 1950.....	612	373	8,271	5,038
1951				
January.....	47	28	730	429
February.....	46	27	733 <sup>(2)</sup>	425 <sup>(2)</sup>
March.....	46	26	745	421
1st Quarter.....	139	81	2,208 <sup>(2)</sup>	1,275 <sup>(2)</sup>
April.....	53	30	763	426
May.....	59	33	792	442
June.....	64	35	821	453
2nd Quarter.....	176	98	2,376	1,321
July.....	68	37	827	448
August.....	71 <sup>(2)</sup>	38 <sup>(2)</sup>	833 <sup>(2)</sup>	447 <sup>(2)</sup>
September.....	74	40	848	453
3rd Quarter.....	213 <sup>(2)</sup>	115 <sup>(2)</sup>	2,508 <sup>(2)</sup>	1,348 <sup>(2)</sup>
October.....	73	39	855	456
November.....	71	38	857	455
December.....	55	29	837	445
4th Quarter.....	199	106	2,549	1,356
Total, 1951.....	727	400	9,641	5,300

(1) New series for the period 1939-1944 (see p. 137), and data for the period 1945-1949 revised.

(2) Revised.

TABLE 63. — UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,  
CANADA, DECEMBER, 1944 — JANUARY, 1952.

As at Date of Reporting Closest to <sup>(1)</sup> 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	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	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	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	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	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																		
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
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
September	252	131	827	2,991	182	945	216	31	209	379	196	435	1,882	4,906	3,946	3,364	5,828	8,270
December	148	774	151	14,159	16	4,573	22	282	124	819	48	2,247	509	22,854	233	13,405	742	36,259
Annual Average	238	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	50	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
July	210	266	1,405	3,201	194	572	63	81	161	509	268	490	2,301	5,119	2,223	3,826	4,524	8,945
August	238	255	1,488	2,914	172	691	46	102	205	415	337	500	2,486	4,877	2,628	3,351	5,114	8,228
September	305	258	1,709	3,200	181	950	66	97	195	369	322	428	2,778	5,302	4,130	3,303	6,908	8,605
October	189	375	1,183	4,790	97	2,150	39	196	185	432	142	666	1,835	8,609	1,644	4,955	3,479	13,564
November	125	823	436	8,837	48	3,945	14	574	163	680	94	1,493	880	16,352	713	9,069	1,593	25,421
December	35	1,830	350	17,990	30	5,428	1	962	95	1,106	435	2,535	946	29,851	446	16,199	1,392	46,050
Annual Average	160	802	877	11,484	185	2,730	39	349	150	902	214	1,550	1,624	17,816	1,832	10,309	3,456	28,124
1952																		
January	27	2,932	155	28,498	25	6,987	9	1,328	175	1,666	261	2,408	670	45,279	476	25,096	1,146	70,375

(1) Data for period 1945-1949 are annual averages.



TABLE 64.— NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1942 — 1951.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers <sup>(1)</sup>	Total Construction Workers
1942	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	2,313
1943	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	4,512
1944	532	5,396	1,259	67	906	695	646	9,501
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949	2,793	37,479	11,042	1,358	4,290	4,405	8,096	69,463
1950	2,620	35,038	9,708	1,452	4,752	3,978	7,922	65,470
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
July	48	609	258	31	182	203	158	1,489
August	50	516	299	25	134	146	162	1,332
September	51	745	426	33	89	165	164	1,673
3rd Quarter	149	1,870	983	89	405	514	484	4,494
October	117	1,498	1,068	98	182	167	347	3,477
November	356	3,743	2,044	398	335	235	1,035	8,146
December	827	6,905	2,125	486	520	257	1,604	12,724
4th Quarter	1,300	12,146	5,237	982	1,037	659	2,986	24,347
Total, 1951	3,587	37,759	11,116	2,283	4,678	3,027	8,259	70,709

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

(2) Not available.

TABLE 65.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,  
BY NUMBER IN TRAINING, CANADA, 1945 — 1951.<sup>(1)</sup>

Trade and Type o Training	Dec. 31, 1945	Dec. 31, 1946	Dec. 31, 1947	Dec. 31, 1948	Dec. 31, 1949	Dec. 31, 1950	Dec. 31, 1951
Bricklaying							
Vocational.....	129	386	133	2	—	—	—
Apprenticeship.....	77	263	677	573	358	333	334
Sub-total.....	206	649	810	575	358	333	334
Carpentry							
Vocational.....	729	1,103	177	23	—	—	—
Apprenticeship.....	291	1,021	1,566	1,365	1,047	1,070	977
Sub-total.....	1,020	2,124	1,743	1,388	1,047	1,070	977
Painting and Decorating							
Vocational.....	133	206	16	—	—	—	—
Apprenticeship.....	67	443	323	230	167	179	163
Sub-total.....	200	649	339	230	167	179	163
Plastering							
Vocational.....	48	34	7	1	—	—	—
Apprenticeship.....	36	129	237	245	252	257	282
Sub-total.....	84	163	244	246	252	257	282
Plumbing and Steam Fitting							
Vocational.....	303	410	71	3	—	—	—
Apprenticeship.....	395	1,097	1,601	1,704	1,613	1,415	1,643
Sub-total.....	698	1,507	1,672	1,707	1,613	1,415	1,643
Electrical							
Vocational.....	706	834	215	3	—	—	—
Apprenticeship.....	470	1,017	1,373	1,336	1,289	1,404	1,451
Sub-total.....	1,176	1,851	1,588	1,370	1,289	1,404	1,451
Sheet Metal							
Vocational.....	238	131	20	—	—	—	—
Apprenticeship.....	193	409	636	571	519	622	638
Sub-total.....	431	540	656	571	519	622	638
All Trades							
Vocational.....	2,286	3,104	609	60	—	—	—
Apprenticeship.....	1,529	4,379	6,413	6,024	5,245	5,280	5,488
Total.....	3,815	7,483	7,052	6,087	5,245	5,280	5,488

(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 66.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1939 — 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
1939 <sup>(1)</sup>	8	35	20	6	13	20	17	119	6	125
1940 <sup>(1)</sup>	6	58	16	3	11	21	6	121	15	136
1941 <sup>(1)</sup>	5	59	12	4	11	16	4	111	10	121
1942 <sup>(1)</sup>	6	74	9	1	14	22	1	127	11	138
1943 <sup>(1)</sup>	5	106	13	0	25	18	6	300	6	306
1944 <sup>(1)</sup>	10	166	22	1	34	27	5	265	0	265
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950										
1st Quarter	61	121	28	8	9	83	13	323	48	371
2nd Quarter	79	190	61	12	37	121	12	512	208	720
3rd Quarter	53	115	32	9	22	78	2	311	95	406
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
July	206	342	108	19	64	219	56	1,014	201	1,215
August	175	273	92	14	54	236	30	874	60	934
September	149	239	70	4	43	190	6	701	45	746
3rd Quarter	530	854	270	37	161	645	92	2,589	306	2,895
October	286	416	121	14	103	404	34	1,378	73	1,451
November	316	485	112	24	126	377	42	1,482	58	1,540
December	186	306	89	10	61	242	24	918	43	961
4th Quarter	788	1,207	322	48	290	1,023	100	3,778	174	3,952
Total, 1951	1,949	3,087	956	170	662	2,450	300	9,574	973	10,547

(1) Estimated from fiscal year figures.

TABLE 67.— EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1948 — 1951.<sup>(1)</sup>

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1948	118	366	112	30	85	141	54	48	954
1949	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
July	3	27	11	3	4	6	2	1	57
August	4	25	3	2	5	6	6	2	53
September	4	37	12	7	9	11	—	3	83
3rd Quarter	11	89	26	12	18	23	8	6	193
October	5	38	7	6	10	8	1	3	78
November	4	36	10	3	10	12	—	1	76
December <sup>(2)</sup>	2	25	12	6	15	13	2	—	75
4th Quarter <sup>(2)</sup>	11	99	29	15	35	33	3	4	229
Total, 1951 <sup>(2)</sup>	54	288	94	38	77	98	30	61	740

(1) Data are preliminary (see p. 138).

(2) Estimated.

TALBE 68.— STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, THE BUILDING MATERIAL INDUSTRIES,  
AND IN ALL INDUSTRIES, CANADA, 1939 — 1951.

Period	The Building Industry				Building Material Industries				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
1939	3	42	149	295	8	11	1,085	5,605	122	243	41,038	224,588
1940	6	21	508	1,398	2	2	620	5,500	168	894	60,619	266,318
1941	13	212	3,384	9,365	12	12	6,782	20,630	231	658	87,091	433,914
1942	22	27	2,872	3,420	30	33	9,580	31,392	354	492	113,916	450,202
1943	4	4	397	1,186	34	43	15,407	159,222	402	651	218,404	1,041,198
1944	6	50	427	1,212	13	13	3,720	5,322	199	400	75,290	490,139
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	12	101	2,258	28,836	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	5	114	1,975	24,975	3	5	440	3,350	32	145	9,470	119,413
August	6	62	2,056	17,980	1	1	20	350	38	100	25,272	219,473
September	4	64	763	7,162	1	1	393	5,500	31	148	8,637	105,235
October	2	20	230	460	1	1	8	24	28	106	6,388	49,318
November	0	—	—	—	3	3	801	1,080	18	29	8,617	38,315
December	0	—	—	—	0	—	—	—	21	27	12,587	117,045
Total, 1951 <sup>(1)</sup>	31	302	7,260	63,569	33	45	6,388	31,341	320	816	109,334	872,300

(1) 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 69.— INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL  
CONSTRUCTION MATERIALS, CANADA, 1939 — JANUARY, 1952.  
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Con- struction Materials
1939	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1940	113.5	100.6	100.8	118.5	100.3	106.0	103.4	104.6	104.4	107.8	106.6
1941	132.7	105.4	108.1	140.1	103.4	114.0	111.3	106.4	107.6	119.8	119.6
1942	146.0	107.2	112.1	151.1	105.4	118.5	116.5	107.7	112.4	128.0	128.4
1943	163.3	107.7	116.4	153.7	105.4	125.0	116.5	107.7	112.7	136.0	135.1
1944	179.6	108.3	118.2	150.8	105.4	130.6	116.5	107.7	112.7	143.3	141.9
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	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	332.1	139.6	168.4	179.8	117.4	226.1	177.8	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
August	411.1	152.7	187.0	205.3	127.5	216.9	209.4	215.0	208.5	283.9	284.7
September	411.1	153.2	187.1	205.3	127.5	216.9	211.1	215.0	210.1	284.4	285.5 <sup>(1)</sup>
October	411.1	152.2	188.5	205.3	127.5	214.1	211.1	215.0	210.1	284.3	285.7 <sup>(1)</sup>
November	407.8	152.2	188.5	205.3	127.5	211.2	211.1	215.0	211.5	282.8	283.8
December	406.8	154.3	188.5	204.0	127.5	211.3	211.6	214.9	212.3	282.6	283.8
Annual Average	405.1	150.0	185.9	203.5	127.1	227.4	204.1	207.2	203.2	279.7	284.2
1952—January	412.5	157.8	188.5	203.6	127.5	202.6	211.6	213.7	212.4	285.0	285.1

(1) Revised.

TABLE 70. — INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES CANADA, <sup>(1)</sup>  
1939 — JANUARY, 1952.  
(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	All Construction Workers (Including Holiday Pay Allowances)	All Industries (Including Holiday Pay Allowances)
1939	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1940	103.6	105.1	104.5	105.7	104.4	107.0	103.8	104.8	104.5	104.5	103.9
1941	109.4	112.9	111.0	110.7	113.1	112.3	113.8	108.4	111.6	111.6	113.1
1942	112.9	119.2	117.1	113.6	118.4	118.0	116.3	125.4	118.6	118.6	122.5
1943	118.9	127.6	127.9	121.3	122.9	125.5	125.3	142.6	127.7	127.4	133.7
1944	120.4	129.0	129.3	122.6	123.6	126.3	125.3	148.1	129.6	130.4	138.8
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	132.0	151.5
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	145.1	156.5
1947	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	158.6	177.7
1948	172.7	176.1	172.4	178.1	171.3	171.7	169.6	197.4	176.3	180.4	200.3
1949	178.0	182.7	183.7	184.5	182.2	179.2	177.0	203.6	184.2	188.4	209.8
1950	180.7	190.6	189.4	189.5	184.9	184.5	186.4	211.6	190.6	195.0	217.1
1951											
January	182.9	195.4	196.6	194.2	187.9	189.3	191.2	216.0	195.3	199.8	227.3
February	182.9	195.4	196.6	194.2	187.9	189.3	191.2	216.0	195.3	199.8	228.3
March	183.4	196.3	196.6	194.6	189.7	193.2	191.2	221.3	195.3	199.8	230.7
April	184.9	197.9	196.6	194.6	194.1	194.6	191.2	221.3	196.8	201.3	233.1
May	194.1	204.5	205.3	195.9	195.8	196.2	197.5	222.0	201.3	205.9	233.8
June	194.1	213.1	210.2	199.5	207.9	203.4	202.5	230.3	208.0	212.7	235.3
July	201.5	218.7	212.5	201.3	205.0 <sup>(2)</sup>	204.7	206.4	239.6	213.5	218.3	236.8
August	201.5	220.0	218.5	207.3	205.6	212.9	208.9	247.4	217.0	221.8	238.4
September	201.5	220.2	219.0	208.0	205.6	212.9	213.4 <sup>(2)</sup>	247.4	217.2	222.0	239.9
October	201.5	220.2	219.0	208.0	210.0 <sup>(2)</sup>	214.9	213.4 <sup>(2)</sup>	247.4	217.8 <sup>(2)</sup>	222.6 <sup>(2)</sup>	240.4
November	202.3	220.2	221.8	208.1	210.0	214.9	213.5	247.4	218.0	223.0	242.0
December	202.3	220.2	222.1	208.1	210.0	214.9	214.3	247.4	218.1	223.1	243.0
Annual Average	194.4	210.2	209.6	201.2	200.5	203.4	202.9	233.6	207.8	212.5	235.0
1952											
January <sup>(3)</sup>	202.3	220.2	222.1	208.4	210.0	215.6	214.3	247.4	218.2	223.1	244.8

(1) For source and details of compilation (see p. 139).

(2) Revised.

(3) Preliminary.

TABLE 71.— COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1939 — JANUARY, 1952.  
(1939 = 100)

Period	Residential Building Materials and Wage Rates <sup>(1)</sup>	All Construction Materials and Wage Rates <sup>(1)</sup>	All Commodities	Cost of Living	Rent
1939	100.0	100.0	100.0	100.0	100.0
1940	106.4	105.7	109.9	104.0	102.4
1941	116.4	116.3	119.4	110.0	105.4
1942	124.1	124.4	126.8	115.3	107.2
1943	132.5	132.0	132.6	116.7	107.4
1944	137.6	137.1	135.9	117.1	107.8
1945	139.2	137.8	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	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	244.3	249.9	243.7	177.0	132.6
April	247.5	251.9	244.2	179.1	132.6
May	250.9	254.0	243.9	179.3	132.6
June	253.5	254.6	244.7	181.4	134.7
July	256.6	256.6	246.2	184.8	134.7
August	258.0	258.5	243.4	186.1	134.7
September	258.4	259.0 <sup>(2)</sup>	242.0	187.0	137.5
October	258.5 <sup>(2)</sup>	259.4 <sup>(2)</sup>	241.5	187.6	137.5
November	257.9	258.5	241.0	188.4	139.5
December	257.9	258.5	239.5	188.3	139.5
Annual Average	251.7	254.3	242.0	181.8	134.9
1952—January	259.2	259.2	238.8	188.7	139.5

(1) For weighting and method of compilation (see p. 140). Data for January, 1952, are preliminary.

(2) Revised.



TABLE 72.— 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 — JANUARY, 1952.

Period of Completion	Number of Months under Construction <sup>(1)</sup>					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949	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
August	27	27	21	13	12	7.2
September	21	47	11	12	9	6.5
October	17	54	13	9	7	6.3
November	19	45	17	3	16	7.1
December	14	41	33	2	10	7.0
Annual Average	14	35	33	8	10	7.3
1952						
January	13	38	39	1	9	7.1

(1) Not available for 1946 and 1947.

SECTION 8  
BUILDING INDUSTRY

TABLE 73.— BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,  
AND IN ALL INDUSTRIES, CANADA, 1939 — 1951.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies <sup>(1)</sup>	Assets \$000	Liabilities \$000	Number of Bankruptcies <sup>(1)</sup>	Assets \$000	Liabilities \$000	Number of Bankruptcies <sup>(1)</sup>	Assets \$000	Liabilities \$000
1939	58	401	688	17	258	361	1,109	12,212	15,946
1940	72	672	942	12	160	173	1,003	10,433	13,184
1941	91	538	1,202	14	192	279	918	6,600	9,471
1942	73	526	770	13	414	364	725	7,715	10,709
1943	53	393	576	10	378	523	416	2,275	4,676
1944	32	211	425	8	67	169	273	2,112	4,203
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	269	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058
1950	148	1,601	2,879	40	728	1,328	1,275 <sup>(3)</sup>	20,757 <sup>(3)</sup>	32,113 <sup>(3)</sup>
1951 <sup>(2)</sup>									
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
3rd Quarter	24	239	525	6	733	920	399	2,888	5,310
4th Quarter	45	477	871	12	1,168	1,564	437	6,446	9,076
Total, 1951	138	1,352	2,685	28	2,078	2,767	1,356	15,774	24,134

(1) See p. 140.

(2) Preliminary.

(3) Revised.

TABLE 74.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING  
MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,  
CANADA, 1939 — JANUARY, 1952.  
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1939.....	100.0	100.0
1940.....	92.2	81.4
1941.....	79.7	70.1
1942.....	75.8	66.2
1943.....	90.6	86.2
1944.....	94.3	86.4
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949.....	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
August.....	282.6	191.3
September.....	314.1	203.3
October.....	311.1	207.8
November.....	289.6	196.1
December.....	295.0	198.0
Annual Average.....	277.3	188.6
1952—January.....	300.4	204.7

**PART III**  
**SOURCES AND EXPLANATORY NOTES**

## SOURCES AND EXPLANATORY NOTES

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

### PART I CHARTS

FIGURE 1.—PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA, QUARTERLY, 1947-1951.

Chart based on data shown in Tables 45 and 51.

FIGURE 2.—INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES, WAGE RATES OF CONSTRUCTION WORKERS AND COMBINED INDEX OF MATERIAL PRICES AND WAGE RATES, CANADA, JANUARY, 1948-DECEMBER, 1951.

Chart based on data shown in Tables 69-71.

### PART II TABULAR MATERIAL

TABLE 1.—NET FAMILY FORMATION, CANADA, 1939-1951.

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 1939-1951, deaths to married persons for the period 1939-1949 and data on divorces for the period 1939-1950 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 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 1951, is estimated on the basis of trend for the period 1945-1950.

TABLE 2.—NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES AND TOTAL POPULATION, CANADA, 1939-1951.

Population data for the period 1939-1940 obtained from *Population of Canada by Province 1921-1950, estimated as of June 1, for Intercensal Years*, D.B.S. Population data for 1941 and 1951 represent census counts for those years. Data for births, deaths and marriages for the period 1939-1951 and divorces for the period 1939-1950, obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

TABLE 3.—BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA, 1939-1951.

Rates calculated on the basis of data shown in Table 2.

TABLE 4.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1939-1951.

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

TABLE 5.—NUMBER OF EMIGRANTS FROM CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1939-1951.

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 1939 to June, 1949. Data were also available on the number of Canadian immigrants entering the United Kingdom during the period, 1939 to September, 1951 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 6.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY, 1939-1951.

Data compiled by the Economic Research Department, C.M.H.C. Sources are the same as for Tables 4 and 5.

TABLE 7.—NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, CANADA, 1939-JANUARY, 1952.

Sources of data shown in Table 7 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-January, 1952 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-February, 1952 are based on the results of a nationwide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of February, 1952, does not equal the number shown as under construction at the end of 1951 plus starts less completions during the first 2 months of 1952. 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 8.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS, CANADA, 1947-MARCH, 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-March, 1952 Data obtained from monthly issues *New Residential Construction*, D.B.S.

TABLE 9.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS, CANADA, 1947-JANUARY, 1952.

Sources are the same as for Table 7.

TABLE 10.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY TYPE OF UNIT, CANADA, 1947-JANUARY, 1952.

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-January, 1952 Sources are the same as for Table 7.

TABLE 11.—DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD, AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES, CANADA, 1950-1951.

Data based on reports compiled by the Statistics Department, C.M.H.C.

TABLE 12.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1939-1951.

Data for this publication for the years 1939-1948 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 on major improvements and alterations to existing structures. It includes also supplementary house-building 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 13.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER, AND GROSS NATIONAL EXPENDITURE, CANADA, 1939-1951.

Data for "other" construction for the period 1939-1950 obtained from *Private and Public Investment in Canada 1926-1951*, Department of Trade and Commerce, Ottawa, p. 151. Annual data shown in *Private and Public Investment in Canada* for 1951 were preliminary and have been revised by the Economics Division, Department of Trade and Commerce.

Housing data for the period 1939-1944 obtained from *Residential Real Estate in Canada*, by O. J. Firestone, University of Toronto Press, 1951, Table 76, p. 280. For the period 1945-1951 housing data estimated by the Economic Research Department, C.M.H.C.

Data on gross national expenditure for the period 1939-1951 obtained from *National Accounts, Income and Expenditure, 1926-1950*, Research and Development Division, D.B.S. and *National Accounts, Income and Expenditure, Preliminary 1951*, D.B.S.

TABLE 14.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940-1951.

Data for 1940-February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-December

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.

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

TABLE 15.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1939-JANUARY, 1952.

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 69.

TABLE 16.—NUMBER OF NEW PERMANENT DWELLINGS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947-1951.

Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence, the Federal-provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. 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 and 1951 as shown in this table differ from those shown in the 1950 and 1951 issues of *Mortgage Lending in Canada*, C.M.H.C., Table 36, 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 36 of the above mentioned issues of *Mortgage Lending in Canada*.



TABLE 17.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945-FEBRUARY, 1952.

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

TABLE 18.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNTS OF LOANS APPROVED FOR NON-DEFENCE WORKER HOUSES BUILT WITH AGREED SALE OR CONTRACT PRICE, AND NUMBER OF DWELLINGS FINANCED, CANADA, OCTOBER, 1951-FEBRUARY, 1952.

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

TABLE 19.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, 1950 AND 1951.

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

TABLE 20.—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, 1950 AND 1951.

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

TABLE 21.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-1951.

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

TABLE 22.—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-JANUARY, 1952.

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 Second Quarter, 1952 issue of *Housing in Canada*.

TABLE 23.—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-JANUARY, 1952.

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

TABLE 24.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS, AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947-1951.

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

TABLE 25.—FEDERAL-PROVINCIAL HOUSING PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944, BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CANADA, 1950-1951.

Data compiled by the Economic Research Department C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.

Data on expenditures are from the records of the Accounting Division, C.M.H.C.

TABLE 26.—FEDERAL-PROVINCIAL LAND ASSEMBLY PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944, CANADA, 1950-1951.

Data compiled by the Economic Research Department C.M.H.C. from reports supplied by the Statistical Department and Accounting Division, C.M.H.C.

The construction work involved in each project varies from one to another but in general a complete land assembly project includes surveying of roads and lots, installation of main and lateral sewers, water mains and hydrants, the ditching, grading, gravelling and surfacing of roads and driveways, the installations of street lights and filling and grading of grounds. The completion of improvements means that the lots are ready for sale but not necessarily sold.

TABLE 27.—LAND ASSEMBLY PROJECTS UNDER SECTION 11B OF THE NATIONAL HOUSING ACT, 1944, CANADA, 1947-1951.

Data compiled by the Property Management Department, Mortgage and Real Estate Division, C.M.H.C.

TABLE 28.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941-1951.

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

Financial data for 1947-December, 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 1949-1951 by the Statistics Department, C.M.H.C.

TABLE 29.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945-JANUARY, 1952.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949-January, 1952 by the Statistics Department, C.M.H.C.

TABLE 30.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, YEAR ENDS, 1948-1951.

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

TABLE 31.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947-1951.

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

TABLE 32.—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, 1949-1951.

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

**TABLE 33.—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, 1947-1951.**

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 are constructed on crown-owned property.

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

**TABLE 34.—HOUSING OPERATIONS AND OTHER CONSTRUCTION OPERATIONS BY DEFENCE CONSTRUCTION LIMITED, CANADA, NOVEMBER, 1950-JANUARY, 1952.**

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

**TABLE 35.—HOUSING OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF DEFENCE PRODUCTION, NUMBER OF CONTRACTS AWARDED AND DWELLINGS FOR WHICH CONTRACTS HAVE BEEN AWARDED, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, JANUARY-DECEMBER, 1951.**

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

**TABLE 36.—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, 1943-1951.**

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-December, 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-December, 1951.

**TABLE 37.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929-1951.**

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

**TABLE 38.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-1951.**

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

**TABLE 39.—OPERATIONS UNDER THE QUEBEC HOUSING ACT, NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED AND PROVINCIAL COMMITMENTS, JANUARY, 1948-1951.**

Data obtained by courtesy of the Quebec Farm Credit Bureau.

**TABLE 40.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947-1951.**

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 93 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1950.

**TABLE 41.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF DWELLING, CANADA, 1947-1951.**

Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 40.

TABLE 42.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1939-1951.

Data compiled by the Economic Research Department, C.M.H.C. The number mortgages registered, Greater Toronto Area, 1939-December, 1951 were obtained from the Toronto Registry Office, York East and West Registry Offices and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-December, 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 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 43.—LOANS FOR BUILDING PURPOSES AND OTHER LOANS MADE BY CHARTERED BANKS, CANADA, 1939-1951.

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

This classification of bank loans in Canada was commenced in 1934 in pursuance of an amendment to the Bank Act of 1934, and is prepared on the basis of loans outstanding as at October 31 of each year during the period 1939-1946, and as at September 30 in 1947-1949 and at the end of March, June, September and December for 1950 and 1951.

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

TABLE 44.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING LUMBER, CANADA, 1939-1951.

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-December, 1951. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 45.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1939-1951.

Sources of data for building materials listed in Table 45 are as follows:

Sawn Lumber:

1939—1949 Annual issues *The Lumber Industry in Canada*, D.B.S.

1950—December, 1951 Monthly issues *Production, Shipments and Stocks on Hand of Saw-mills*, D.B.S.

Hardwood Flooring:

1946—December, 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 of the Forest Products Statistics Section, D.B.S.

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

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

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

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

Flue Linings:

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

Vitrified Sewer Pipe:

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

Structural Tile:

1939—December, 1951 Monthly issues of *Report on Clay Products Made from Canadian Clays*, D.B.S.

Mineral Wool Batts:

1939—1949 Annual issues *The Stone Industry in Canada*, D.B.S.

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

Granulated and Loose Mineral Wool:

1939—1949 Annual issues *The Stone Industry in Canada*, D.B.S.

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

Cement:

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

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

Concrete Blocks:

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

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

Single Pole Switches:

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

Duplex Receptacles:

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

Outlet Boxes:

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

Non-Metallic Sheathed Cable:

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

Gypsum Wallboard:

1939—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

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

Gypsum Plaster:

1939—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—December, 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:

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

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

1946—1949 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.

1950—December, 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 98 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—December, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Domestic Heating Boilers:

1939—1949 Annual issues *The Heating and Cooking Apparatus Industry, Canada*, D.B.S.

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

Cast-Iron Radiators:

1939—1949 Annual issues *The Heating and Cooking Apparatus Industry, Canada*, D.B.S.

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

Hot Water Storage Tanks:

1939—1949 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

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

Electric Hot Water Tank Heaters:

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

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

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

1950—December, 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:

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

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

1943—1944 *Asphalt Roofing Industry, March, 1948*, D.B.S.

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:

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

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

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

TABLE 46.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1939-1951.

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

TABLE 47.—IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939-1951.

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 1939-1947 include insulating board. The data for the period 1948-December, 1950 exclude insulating board as the Emergency Exchange Conservation Act which was in effect from 1948 to December 31, 1950 prohibited the importation of this type of building board.

TABLE 48.—EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939-1951.

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 49.—PRODUCTION OF PIG IRON AND STEEL INGOTS AND ESTIMATED DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS, CANADA, 1939-1951.

Data on production of domestic pig iron and steel ingots obtained from *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S. for the period 1939-1945, and for subsequent periods 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 1945-1951 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 50. 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 mills 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 50.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES, CANADA, 1946-1951.

Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S. Monthly revisions during 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 49.

TABLE 51.—PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA, 1939-1951.

Cast-Iron Soil Pipe and Fittings:

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

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

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

Cast-Iron Pressure Pipe and Fittings:

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

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

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

Steel Pipe and Fittings:

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

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

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

Structural Steel:

1942—December, 1951 By courtesy the Steel Division, Department of Defence Production. Structural include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc., where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

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

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

1946—1949 *The Hardware Tools and Cutlery Industry in Canada, 1949*, D.B.S.

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

Galvanized Sheets:

1939—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1945—1949 *Primary Iron and Steel Products*, December issues, 1945-1949, D.B.S.

1950—December, 1951 Monthly issues, *Primary Iron and Steel*, D.B.S.

TABLE 52.—SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA, 1949-1951.

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

TABLE 53.—IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA, 1939-1951.

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

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

TABLE 54.—VOLUME OF SELECTED BUILDING MATERIALS UNLOADED AT RAILWAY STATIONS IN CANADA, 1939-1951.

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

1949—December, 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 *Housing in Canada*, prior to the October, 1950, issue 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 55.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946-1951.

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 56.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES, NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES, BY REASON FOR LAYOFF, CANADA, MARCH, 1948-JANUARY, 1952.

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 57.—CAPITAL EXPENDITURES IN BUILDING MATERIAL INDUSTRIES, CANADA, 1945-1951.

Data prepared by the Economics Division, Department of Trade and Commerce, from information collected by D.B.S.

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

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

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

TABLE 58.—EMPLOYMENT, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA, 1939-1951.

Data for the period 1939-1945 on employment and unemployment in non-agricultural industries and for the Canadian labour force obtained from *Canadian Labour Force Estimates, 1931-1950*, Reference Paper No. 23, 1951, Labour and Prices Division, D.B.S. Data on employment in the construction industry for the period 1939-1945 prepared by

the Economic Research Department, C.M.H.C. from estimates of paid-workers in the construction industry as contained in *Canadian Labour Force Estimates 1931-1950*, p. 18.

The data in this table for the period 1946-1950 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 for this period 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 58 includes engineering as well as building construction, whereas Table 60 covers the building industry only.

The industry classification used in Table 58 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the business of 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 Labor and Prices Division, D.B.S. made estimates of the probable Manitoba components for non-agricultural industries and the Canadian labour force and included them with data appearing in the *Canadian Labour Force Estimates 1931-1950*. Estimates of the Manitoba component of the construction industry at June, 1950, were prepared by the Economic Research Department, C.M.H.C. and were included with the data provided in the *Labour Force Survey*, June, 1950.

TABLE 59.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949-1951.

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 this 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 60.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1939-1951.

Data represent 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. Indexes of employment in the building industry for the period 1939-1946 obtained by courtesy the Employment Section of the Labour and Prices Division, D.B.S.; for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings, 1947-1950*, 1951, Employment Section of the Labour and Prices Division, D.B.S. and for 1951 from monthly issues of *Employment and Payrolls*, D.B.S. Indexes of employment in the non-agricultural industries for the period 1936-1946 obtained from *Employment, Payrolls and Average Weekly Earnings, 1936-1946, with Index Numbers of Employment, 1921-1938*, 1951, Employment Section of the Labour and Prices Division, D.B.S.; for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings, 1947-1950*, 1951, D.B.S. and for 1951 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on the number of persons employed in the building industry for the period 1939-1944 estimated by the Economic Research Department, C.M.H.C. from indexes of employment in the building industry; data for the period 1945-1949 obtained from annual issues of *Annual Review of Employment and Payrolls*, Employment Section of the Labour and Prices Division, D.B.S.; monthly data for 1950 from *The Employment Situation*, D.B.S. and for 1951 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on average weekly earnings in the building industry for the period 1940-1946 obtained by courtesy of the Employment Section of the Labour and Prices Division, D.B.S., for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings 1947-1950*, and for 1951 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on the aggregate weekly payroll in the building industry are the product of the number of persons employed and the average weekly earnings.

**TABLE 61.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945-1951.**

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 60.

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 62.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND TOTAL LABOUR INCOME, CANADA, 1939-1951.**

Data for the period 1939-1950 obtained from *National Accounts, Income and Expenditure, 1926-1950*, 1951, Research and Development Division, D.B.S. Monthly data for 1951 obtained from *Estimates of Labour Income*, D.B.S.

A series on total construction outlay is shown in Table 13 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 13 is intended to cover all construction expenditures, the estimates in Table 62 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 63.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944-1951.**

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 64.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1942-1951.**

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 supplementary to data shown in Tables 58 and 63.

The chief limitations of the data in Table 64 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 of 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 65.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1945-1951.**

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

**TABLE 66.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1939-1951.**

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 67.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948-1951.**

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 68.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1939-1951.**

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

**TABLE 69.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1939-JANUARY, 1952.**

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 the first quarter, 1951 and preceding 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-January, 1952. At January, 1952, the index for residential materials stood at 285 on the 1939 base, the same level as the construction material index at that date.

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 techniques, 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 70.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, 1939-JANUARY, 1952.

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 months of March and September, 1951. Monthly interpolations on these indexes for the year 1951 and January, 1952 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 1945-1951 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The indexes for 1939-1941 relate to June; for 1942-1943, December; for 1944-1945, October; 1946, December; 1947, July; 1948 and 1949, September; and 1950 and 1951, 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 1939-1950 and by courtesy of the Industrial Relations Board 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 by courtesy of the Economics and Research Branch for March and September, 1950 and 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 last three quarters, 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 71.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALAE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, 1939-JANUARY, 1952.

Composite index of residential building material wholesale prices and wage rates in the construction trades based on the composite material index shown in Table 69 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 70. 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 70. 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 *Housing in Canada*, First Quarter, 1951, and previous issues, 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 72.—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-JANUARY, 1952.

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-January, 1952 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 73.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1939-1951.

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 73 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 73.

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 74.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1939-JANUARY, 1952.

Data for the period 1939-1943 obtained from *Prices and Price Indexes*, 1913-1943, D.B.S.

Data for period 1944-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947-January, 1952 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-January, 1952.
- (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.....	28, <b>111</b>
Armed service married quarters.....	17, <b>68-70</b>
Bankruptcies:	
all industries.....	33, <b>119</b>
building material industries.....	33, <b>119</b>
construction industry.....	33, <b>119</b>
Benefit years established construction industry.....	27, <b>110</b>
Births.....	<b>38</b>
Birth rate.....	<b>39</b>
Building costs:	
completion time.....	<b>118</b>
labour.....	31, <b>116</b>
materials.....	30, <b>115</b>
Building industry:	
common stock prices.....	33, <b>120</b>
earnings.....	27, <b>106, 107</b>
strikes.....	28, <b>114</b>
Building labour:	
apprenticeship training.....	28, <b>111</b>
earnings.....	27, <b>106, 107</b>
emigration.....	28, <b>113</b>
employment.....	27, <b>104, 106</b>
immigration.....	28, <b>112</b>
income.....	27, <b>108</b>
strikes.....	28, <b>114</b>
unemployment.....	27, <b>109</b>
unfilled vacancies.....	27, <b>109</b>
unplaced applicants.....	27, <b>109</b>
vocational training.....	28, <b>111</b>
Building materials:	
costs.....	30, <b>115</b>
companies, stock prices.....	33, <b>120</b>
exports.....	25, 26, <b>93, 99</b>
imports.....	23, 26, <b>90, 99</b>
price indexes.....	30, <b>115</b>
production.....	22, <b>81 - 86</b>
railway tons unloaded.....	22, <b>100</b>
sales.....	23, 26, <b>87 - 89</b>
steel, production of.....	25, <b>95</b>
steel, shipments of.....	26, <b>96</b>
stocks.....	23, 26, <b>87-89</b>
supply.....	23, 26, <b>87-89</b>
unloadings at railways stations.....	22, <b>100</b>
Building material industries:	
bankruptcies.....	33, <b>119</b>
capital expenditure.....	29, <b>103</b>
earnings.....	28, <b>101</b>
employment.....	28, <b>101</b>
non-seasonal layoffs.....	28, <b>102</b>



	PAGE
Building permits issued, residential.....	50
Canadian Farm Loan Act, 1927.....	17, 73
Capital expenditures:	
building material industries.....	29, 103
construction industry.....	12, 49
house-building industry.....	13, 49
Capital formation, housing.....	12, 48
Commodity price indexes.....	117
Common stock prices.....	33, 120
Completed dwellings unsold.....	47
Completions.....	11, 43, 45, 46
Completion time.....	118
Construction expenditures.....	12, 49
Construction industry:	
apprenticeship training.....	28, 111
bankruptcies.....	33, 119
benefit years established.....	27, 110
defence construction limited.....	17, 70
earnings.....	106, 104
employment.....	27, 107
expenditures.....	12, 49
labour income.....	27, 108
unemployment.....	27, 104
unfilled vacancies.....	27, 109
unplaced applicants.....	27, 109
vocational training.....	28, 111
Construction material indexes:	
costs.....	30, 115
production.....	22, 81
Contracts awarded, residential.....	29, 51
Costs, building.....	117
Cost of living index.....	31, 117
Deaths.....	38
Death rate.....	39
Defence Construction Limited.....	17, 70
Defence worker housing.....	17, 55, 71
Direct Federal Government Housing.....	13, 52
Divorces.....	38
Divorce rate.....	39
Domestic disappearance:	
building materials.....	22, 81
rolling mill products, iron and steel.....	25, 95
Double depreciation.....	18, 60
Earnings:	
building industries.....	27, 106, 107
building material industries.....	28, 101
Emigration:	
building labour.....	28, 113
total.....	11, 40
Employment:	
all industries.....	27, 104
building industry.....	27, 106, 107
building material industries.....	28, 101
construction industry.....	27, 104
non-agricultural industries.....	104

	PAGE
Exports, building materials.....	25, 26, <b>93, 94, 99</b>
Family formation, net.....	11, <b>37</b>
Farm Credit Bureau, Province of Quebec.....	18, <b>75</b>
Farm Housing:	
Canadian Farm Loan Act, 1927.....	17, <b>73</b>
Farm Improvement Loans Act, 1944.....	17, <b>74</b>
Veterans' Land Act, 1942.....	16, <b>72</b>
Farm Improvement Loans Act, 1944.....	17, <b>74</b>
Farm Loan Act, 1927.....	17, <b>73</b>
Federal Government Housing.....	12-18, <b>52</b>
Federal-Provincial housing projects.....	15, <b>61</b>
Federal-Provincial land assembly projects.....	16, <b>62</b>
Government assisted housing.....	13-18, <b>52</b>
Gross loans, N.H.A., 1944.....	13, <b>53</b>
Gross national expenditure.....	12, <b>49</b>
Home Extension Loan Guarantees, N.H.A., 1944.....	<b>57</b>
Home-ownership loans.....	14, <b>55</b>
House-building activity:	
completions.....	11, <b>43, 45, 46</b>
privately initiated.....	<b>52</b>
publicly assisted.....	13, <b>52</b>
starts.....	11, <b>43, 44</b>
under construction.....	11, <b>43</b>
Housing legislation:	
National Housing Act, 1944.....	13
Province of Ontario.....	32, <b>75</b>
Rent control, provincial.....	31
Housing units:	
completions.....	11, <b>43, 45, 46</b>
distribution of units, completed and unsold.....	12, <b>47</b>
privately initiated.....	<b>52</b>
publicly assisted.....	13, <b>52</b>
starts.....	11, <b>43, 44</b>
under construction.....	11, <b>43</b>
Immigration:	
building labour.....	28, <b>112</b>
total.....	11, <b>40, 42</b>
Imports, building materials.....	23, 26, <b>90, 99</b>
Improvement Loans Act, Farm 1944.....	17, <b>74</b>
Income—Labour:	
construction industry.....	27, <b>108</b>
total industries.....	27, <b>108</b>
Indexes:	
all commodity prices.....	117
all construction materials, price.....	115
all construction materials, production.....	22, <b>81</b>
common stock prices.....	33, <b>120</b>
composite, all construction material prices and wage rates.....	117
composite, residential building material prices and wage rates.....	29, <b>117</b>
cost of living.....	31, <b>117</b>
employment, building industry.....	28, <b>106, 107</b>
employment, non-agricultural industries.....	<b>104</b>
rent.....	31, <b>117</b>
residential building material prices.....	30, <b>115</b>
wage rates, construction workers.....	31, <b>116</b>

	PAGE
Institutional mortgage lending . . . . .	20, 76-78
Insurance, unemployment benefit years established . . . . .	27, 110
Iron and steel:	
production of . . . . .	25, 95
shipment of . . . . .	26, 96
Labour:	
apprenticeship training . . . . .	28, 111
costs . . . . .	31, 116
earnings . . . . .	27, 106, 107
emigration, building labour . . . . .	28, 113
immigration, building labour . . . . .	28, 112
income . . . . .	27, 108
market . . . . .	27
strikes . . . . .	28, 114
unemployment . . . . .	27, 109
unfilled vacancies . . . . .	27, 109
unfilled vacancies . . . . .	27, 109
unplaced applicants . . . . .	27, 109
vocational training . . . . .	28, 111
Land assembly projects, Federal-provincial, National Housing Act . . . . .	16, 62
Leading institutions, rental housing . . . . .	77, 78
Loans:	
Chartered banks . . . . .	21, 80
gross under N.H.A., 1944 . . . . .	13, 53
home extension guarantees . . . . .	57
home ownership . . . . .	55
housing loans under N.H.A. 1944 with agreed sales price . . . . .	54
Quebec Farm Credit Bureau . . . . .	18, 75
rental housing . . . . .	15, 55
Management, rental housing . . . . .	16, 18, 67
Marriages . . . . .	11, 38
Marriage rate . . . . .	39
Married quarters, armed service . . . . .	17, 68-70
Mortgage loans:	
discharged and registered, Greater Toronto . . . . .	79
lending institutions . . . . .	20, 76-78
National Housing Act, 1944 . . . . .	13, 53-66
Province of Ontario, mortgages discharged — registered . . . . .	21, 79
National Housing Act, 1944:	
gross loans . . . . .	13, 53-56
home extension loans . . . . .	57
land assembly projects . . . . .	16, 62
loans for home-ownership . . . . .	55
loans for rental purposes . . . . .	15, 55
loans to non-defense workers, agreed end sales price . . . . .	54
Net family formation . . . . .	11, 37
Non-agricultural industries, employment . . . . .	104
Non-seasonal layoffs — material industries . . . . .	28, 102
Permits issued, residential building . . . . .	50
Population . . . . .	38
Population trends:	
births . . . . .	38
birth rate . . . . .	39
deaths . . . . .	38
death rate . . . . .	39

	PAGE
divorces.....	38
divorce rate.....	39
emigration.....	11, 28, 40-42
family formation.....	11, 37
immigration.....	11, 28, 40, 42
marriages.....	11, 38
marriage rate.....	39
Prices, common stock.....	33, 120
Price indexes, construction materials.....	115
Privately-initiated housing.....	52
Production:	
building materials.....	22, 26, 81-86
steel ingots.....	25, 95
Property management, C.M.H.C.....	18, 67
Province of Ontario:	
housing legislation.....	19
housing rental, Legislation.....	31
mortgages registered and discharged.....	21, 79
Province of Quebec:	
Farm Credit Bureau.....	18, 75
rental housing legislation, amendments to.....	32
Publicly-assisted house building.....	13, 52
Quebec Farm Credit Bureau.....	17, 75
Railway tons unloaded, building materials.....	22, 100
Real estate lending.....	20, 76
Rental housing:	
armed service married quarters.....	17, 68-70
lending institutions.....	77-78
legislation, Province of Ontario.....	31
legislation, Province of Quebec.....	32
management under C.M.H.C.....	18
National Housing Act, 1944.....	13, 55
rental insurance projects.....	18, 58
veterans' housing projects.....	16, 64-66
Rent indexes.....	31, 117
Rent control provisions, provincial.....	31
Rental insurance projects.....	18, 58
Residential building materials, wholesale prices.....	30, 115
Residential building permits issued.....	50
Residential capital expenditures.....	29, 49
Residential capital formation, gross and net.....	13, 48
Residential contracts awarded.....	51
Sales, building materials.....	23, 26, 87-89
Shipments of primary iron and steel.....	26, 98
Stocks, building materials.....	23, 26, 87-89
Stock prices, common.....	33, 120
Starts of housing units.....	11, 43, 44
Steel, shipments of.....	26, 96
Strikes:	
building industry.....	28, 114
building material industries.....	28, 114
Supply, building materials.....	23, 26, 87-89
Training, vocational in building trades.....	28, 111
Under construction, housing.....	11, 43

	PAGE
Unemployment:	
all industries.....	104
construction industry.....	27, 104
non-agricultural industries.....	104
Unfilled vacancies, construction industry.....	27, 109
Unloadings, building materials.....	22, 100
Unplaced applicants, construction industry.....	27, 109
Unsold dwellings, new completed.....	12, 109
Veterans Land Act, 1942.....	16, 72
Veterans' rental housing projects.....	16, 64-66
Vocational training, building trades.....	28, 111
Wage rates:	
building industry.....	31, 116
building material industries.....	28, 101
index of construction workers.....	31, 116
Wholesale price indexes:	
all commodities.....	117
construction materials.....	115
residential materials.....	30, 115