

**Vol. 9 No. 3**

# **HOUSING IN CANADA**

**3<sup>RD</sup>  
QUARTER  
1954**

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## FOREWORD

*Housing in Canada* is published quarterly and is designed to provide information on the housing situation, particularly the rate of new house building.

The report is arranged in three parts. A textual summary is presented in Part I highlighting the statistical material contained in Part II. Part III provides source notes for the statistical data and explanatory notes where interpretation of the series seems appropriate.

A new table appears in this issue. Table 29 shows the number of home-owner borrowers, under the National Housing Acts, by family income group. Also shown in the table are data on average loan amounts, down-payments and dwelling costs for these borrowers.

Some of the material incorporated in this report is obtained from original sources with other data supplied by various Federal Government departments, and by the Quebec Government through its Farm Credit Bureau. This co-operation has greatly facilitated the preparation of this publication and is gratefully acknowledged.

**Economic Research Department,  
Central Mortgage and Housing Corporation.**

Ottawa, December, 1954.

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## **PART I— SUMMARY**

## **SECTION 1.—House Building Activity**

(See Tables 1-19)

The mid-year upswing in housing starts has continued with the result that, in the first ten months of the year, starts were 8.2 per cent higher than in the corresponding months of 1953. While completions were also higher, there were more dwellings under construction at the end of the period than the year before.

The main factor in the increase in housing starts was the effect of the new National Housing Act, 1954. The easier terms to borrowers under the new Act, together with high levels of income, continued population growth and fairly stable building costs, have contributed to the high level of demand for new housing. An easier supply of mortgage funds, largely attributable to the participation of the banks in mortgage lending under the new legislation, has enabled that demand to become effective. The result has been a rate of housing starts, in the third quarter, equivalent to 120,000 starts per year.

Starts of new dwellings, excluding conversions, totalled 97,424 in the first ten months of 1954, compared to 89,978 in the corresponding period of 1953. Completions of dwelling units were up from 74,516 to 79,326 units. The increase in housing starts has taken place since June; in the period July to October there were 51,026 housing starts, an increase of 18 per cent over the total of 43,232 for the corresponding period of 1953.

Dwellings under construction at the end of October showed an increase of 5.7 per cent over the end of October, 1953. This, together with the high current rate of starts, suggests that house building activity will continue strong in the first part of 1955.

### **Publicly-Assisted House Building**

The proportion of total housing starts represented by those dwellings financed with some form of public assistance continued to increase in the third quarter of 1954. Starts of these dwellings totalled 15,941 or 42 per cent of all starts in the third quarter. In the second quarter the proportion was 31 per cent and in 1953, 37 per cent. Publicly-assisted dwellings include both publicly-initiated and privately-initiated dwellings. Public assistance to private house-builders is now provided mainly by means of insured loans under the National Housing Act, 1954. Assistance is also provided by means of direct loans under that Act together with direct loans under the Veterans' Land Act and the Canadian Farm Loan Act. Guarantees of loans are made available under the National Housing Act, 1954, and the Farm Improvement Loans Act, 1944. More detail about the particular forms of assistance to the privately-initiated sector is given in Section 2.

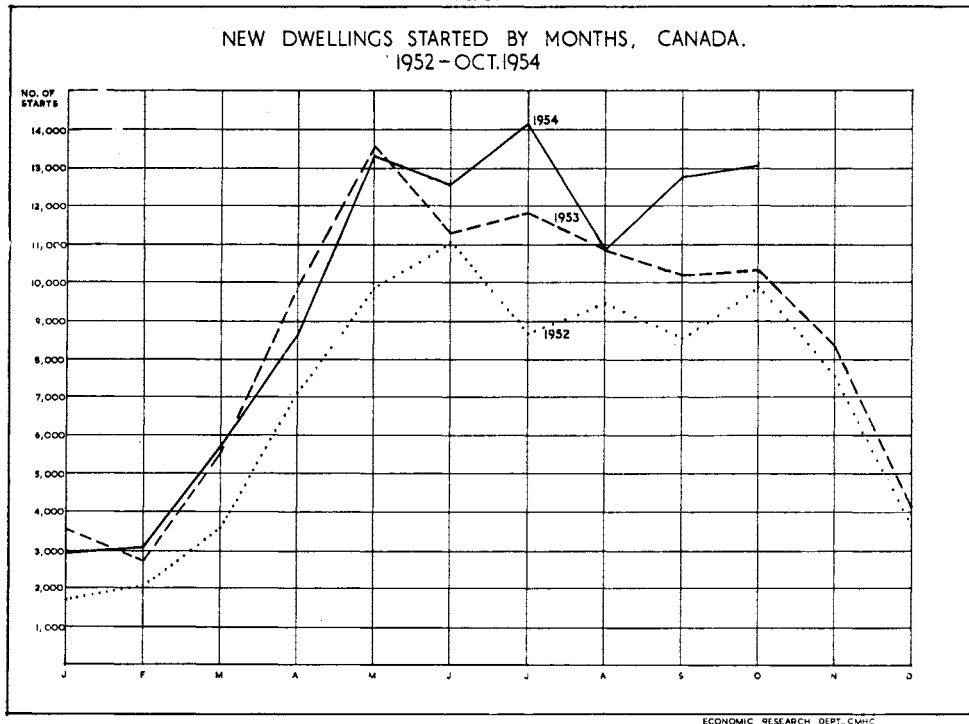
### **Type of Initiation**

Privately-initiated housing starts increased by 16.4 per cent from 32,313 in the third quarter of 1953 to 37,488 in the third quarter of 1954. Starts of publicly-initiated dwellings were down by 28 per cent, from 612 to 441.

In the first nine months of 1954, publicly-initiated dwelling starts represented less than 1 per cent of the total house building program. In the corresponding period of 1953, the proportion was 2 per cent. The decline in these dwelling



FIGURE 1



starts reflects fewer starts under the Federal-Provincial agreements provided for in the National Housing Acts, and under the program for the provision of married quarters for the armed services.

### Investment Expenditures

The value of investment in new residential construction, including major improvements and alterations, was \$342.2 million in the third quarter of 1954, 11.6 per cent higher than the \$306.6 million of the corresponding quarter of 1953. With little change in residential building costs between the two periods, the increase in the value of investment reflects a corresponding increase in volume. While new residential construction increased, new non-residential construction declined, with the result that the proportion of total construction represented by new residential construction went up from 27.7 per cent to 32.6 per cent between the third quarters of 1953 and 1954.

The increase in total new residential construction reflects a substantial increase in privately-initiated investment while publicly-initiated investment declined. Expenditures under all public housing programs declined from the third quarter of 1953 to that of 1954, from a total of \$8.4 million to \$3.8 million. Privately-initiated investment in new residential construction increased by 13.6 per cent from \$276.6 million to \$314.3 million over the same period.

Private investment in new residential construction represented a significant element of strength in the overall demand of the private sector of the economy. With private investment in non-residential construction and in machinery and

equipment down from a total of \$1,012 million to \$876 million, private new residential construction represented 22.0 per cent of gross domestic investment in the third quarter of 1954 compared to 12.4 per cent in the corresponding period of 1953. For the nine month period, January to September of 1954, the proportion was 23.7 per cent compared to 17.0 per cent in the first nine months of 1953.

## **SECTION 2.—Real Estate Lending**

(See Tables 20-35)

The supply of funds for mortgage loans increased in the third quarter of 1954 to meet the higher level of demand for such loans. The value of all mortgage loans made by institutional lenders, including the banks, life and fire insurance companies, trust and loan companies, and fraternal benefit societies, went up by 81 per cent from \$157.4 million in the third quarter of 1953 to \$284.4 million in the third quarter of 1954. The corresponding increase for the second quarter was 59 per cent.

The greater part of the increase in mortgage lending was in loans for new residential construction under the National Housing Act, 1954, but conventional loans, both for new residential construction and for other purposes, were also higher.

The life insurance companies approved loans to the value of \$151.2 million in the third quarter of 1954 compared to \$115.5 million in the corresponding period of 1953. In the first nine months of 1954, the value of the mortgage loans approved by these companies amounted to \$404.4 million, an increase of 21 per cent from 1953 levels. When the government's share of joint loans under the old National Housing Act is excluded from these figures, the increase in the commitments of their own funds by the life companies was 35 per cent, from \$284.9 million in the first nine months of 1953 to \$386.2 million in the corresponding months of 1954. Over the same period, the value of mortgage loans approved by the trust and loan companies went up from 114.0 million to 145.9 million, an increase of 28 per cent. That portion representing the funds of these companies went up by 30 per cent from 112.0 million to 145.0 million.

### **Conventional Institutional Lending**

The value of conventional institutional mortgage loans committed in the third quarter of 1954, at \$112 million, was 27 per cent higher than the \$88 million total of the third quarter of 1953. Loans on new residential construction were up from \$31 million to \$40 million and, in terms of units, from 6,431 to 7,923 units. Loans on other types of property increased from \$57 million to \$72 million.

The continued increase in conventional institutional loans on new residential construction has taken place despite a decline in the number of dwelling starts financed without public assistance. This would suggest that there has been a decline in the number of dwelling starts financed by non-institutional lenders, such as individual lenders, and by home-owners themselves.

## **The National Housing Acts**

In the third quarter of 1954, and in October, the value of loans made under the National Housing Act, 1954, was more than twice as high as under the old Act in the corresponding period of 1953. This high level of lending brought the total value of loans under the new and old Acts together to \$424.2 million in the first ten months of 1954, 55.0 per cent more than under the old Act in the corresponding period of 1953. In terms of dwelling units, the increase for the ten month period was 37.0 per cent from 34,247 to 46,859 dwelling units, 35,400 dwelling units being financed under the new Act in the period March 22nd to the end of October.

### *Loans by Approved Lenders*

Most of the loans made under the National Housing Act, 1954, in the third quarter, and indeed in the whole period of its operation, were made by approved lenders. The chartered banks and the Quebec savings banks made loans to the value of \$73.1 million, relating to 7,765 dwelling units, bringing the total value of their loans approved under the new Act to \$118.0 million, involving 12,496 dwelling units. The banks were admitted to the mortgage lending field under the terms of the new Act. The other approved lenders, of whom the life insurance companies are the largest, made loans under the Act to the value of \$185.4 million to the end of October. This represents an increase of 8 per cent over the operations of these companies under the old Act in the corresponding period of 1953. In terms of dwelling units, however, the loans made by approved lenders, other than the banks, declined from 19,584 to 17,896.

### *Corporation Loans*

In the third quarter of 1954, Central Mortgage and Housing Corporation made direct loans to the value of \$10 million and relating to 1,399 dwelling units. This brought the total value of direct loans under the new Act to \$12.7 million, or 1,727 dwelling units, compared to \$36.8 million, or 5,191 dwelling units, under the old Act in the corresponding period of 1953.

Most of the direct loans committed in the third quarter of 1954 were to limited dividend housing corporations, loans being approved in respect of 1,026 dwelling units compared to 167 units in the corresponding period of 1953. These loans are designed to finance the construction of low-cost rental housing accommodation through higher loan levels, longer terms and lower interest rates than can otherwise be obtained.

Direct loans, in cases where loans from approved lenders were not available, were approved for 204 dwelling units in the third quarter of 1954. Since the new Act came into operation, loans of this type have been made for 290 dwelling units compared to 2,479 units financed in this manner in the corresponding period of 1953. The decline reflects the easier supply of private mortgage funds resulting from participation of the banks in mortgage lending under the new Act.

### *Type of Loan*

Loans for rental housing continued to form a smaller proportion of total loans under the new Act than under the old Act in 1953. In the second and third quarters of 1954, 16.4 per cent of the dwelling units financed under the Act were for rental purposes compared to 30 per cent under the old Act in the corresponding period of 1953.

Dwellings for home-ownership for which loans were approved increased from 17,125 in the second and third quarters of 1953 to 26,337 in the corresponding period of 1954. Loans were made to builders in respect of 72.4 per cent of these dwellings compared to 67.8 per cent in 1953. The other loans for dwellings for home-ownership were made directly to the prospective homeowners.

#### *Average Amount of Loan*

The average amount of loan per dwelling unit under the new Act was \$9,326 in the third quarter of 1954. This was 11.9 per cent more than the average of \$7,814 under the old Act in the corresponding period of 1953. The increase is the result of a number of factors in addition to the inclusion of the mortgage loan insurance fee: the proportion of single-family dwellings financed was higher; land costs were higher; and loan-to-value ratios and maximum loan amounts are higher under the new Act.

The average amount of loan on single-family dwellings went up from \$8,496 in 1953 to \$10,098 in the second quarter of 1954. The average total estimated cost of these dwellings, over the same period, went up from \$11,738 to \$12,781, an increase of over \$1,000 of which \$450 represented higher land costs.

#### *Down-Payments and Incomes of Home-Owner Borrowers*

With a larger proportion of the costs of houses financed by mortgage loans, the amount required from home-owners in the form of down-payment represented a smaller proportion of the total cost under the new Act than in 1953 under the old Act. Not only was there a relative decline in down-payment requirements but there was an absolute decline as well, from an average of \$3,243 in 1953 to \$2,815 in the second and third quarters of 1954.

The maximum loan obtainable by home owners under the regulations governing the 1954 Act, at \$12,800 excluding the insurance fee, was \$2,800 higher than the corresponding limit under the previous Act. This increase substantially lowered the down-payment requirement on houses in the \$12,500 to \$20,000 price range. It was anticipated that this change would prompt a considerable body of higher income borrowers to enter the market at an early date. This expectation seems to be borne out. A large proportion of borrowers during the second and third quarters of 1954 had gross family incomes in excess of \$5,000. The average gross family income, which includes the total income of all dependents of a loan applicant in addition to his own income, was \$5,477 under the new Act in 1954 compared to \$4,961 under the old Act in 1953. Under the new Act, 53 per cent of these borrowers had gross family incomes of \$5,000 or more, compared to 37.7 per cent in 1953. Borrowers in the family income group of under \$4,000 represented 15.5 per cent of the total under the new Act compared to 25.4 per cent under the old Act in 1953.

These figures suggest that the immediate effect of the new Act was to enable potential borrowers in the higher family income ranges to obtain more expensive houses for a smaller cash outlay. It is possible that the longer run effect of the lower down-payment requirements of the new Act will differ from the initial effects. Insofar as the decision to purchase a house is taken over a period of time, it is likely that many of those who borrowed loans under the new Act in the first few months of its operation had made their decisions

prior to the introduction of the Act. Conversely, there may be a lag between the introduction of the new Act and its effect on the willingness, and ability, of those in the lower income and asset holding groups to take advantage of its provisions for lower down-payments.

### **The Veterans' Land Act**

Starts of dwellings financed under the Veterans' Land Act declined from 834 dwelling units in the third quarter of 1953 to 519 in the third quarter of 1954. Completions were up from 290 to 361 units. Expenditures under the Act in respect of these dwellings amounted to \$2.3 million compared to \$2.8 million in the third quarter of 1953.

Under the recent amendment to the Act,<sup>(1)</sup> which allows for assistance to veterans borrowing under the National Housing Act, 1954, 8 veterans obtained approval for assistance in the third quarter of 1954. These veterans will receive interest-free construction advances from the Director of the Veterans' Land Act during the construction of their dwellings. When the dwellings are completed, the veterans will obtain loans under the National Housing Act, 1954; the construction advances will be repaid from these loans.

### **The Canadian Farm Loan Act**

Mortgage loans approved for residential construction under the Canadian Farm Loan Act amounted to \$98,000, representing 70 loans, in the third quarter of 1954. The Act, administered by the Canadian Farm Loan Board, provides for long term credit to farmers, including mortgage loans for the construction of new farm houses and the repair of existing structures. In the third quarter of 1954, 27 loans were approved for new construction and 43 for alterations on existing houses. The value of these loans amounted to \$74,000 and \$24,000 respectively.

### **The Farm Improvement Loans Act**

The Farm Improvement Loans Act provides for guarantees of medium term farm loans, including loans for the construction and improvement of farm dwellings. In the second quarter of 1954, guarantees were provided for 156 loans, amounting to \$344,000, for the construction of new farm dwellings and 358 loans, amounting to \$363,000, for the alteration and improvement of existing farm dwellings.

### **The Quebec Housing Act**

Through its Farm Credit Bureau, the Government of the Province of Quebec pays a subsidy on mortgage interest charges on approved mortgage loans for residents of the province. This subsidy is paid on interest charges exceeding 3 per cent on single family dwellings and duplexes. In the third quarter of this year, 1,073 loans were approved by the Bureau. The total commitment by the province amounted to \$2.5 million, an average of \$2,295 per loan; in the corresponding period of 1953, 776 applications were approved for an average commitment of \$2,593 per loan.

(1) See *Housing in Canada*, 2nd Quarter 1954, pp. 15-16.

### SECTION 3.—Population and Income (See Tables 36-39)

Population and income factors continued to provide a firm basis for the demand for new housing in the third quarter of 1954. Personal income in the non-farm sector was higher than in the corresponding period of 1953.

While net family formation was down from the year before, births, which affect the demand and need of families for separate, or larger living accommodation, were higher than in the corresponding period of 1953.

#### **Population and Net Family Formation**

The increase in the number of families in the third quarter of 1954 was 34,900 or 5 per cent below that of the third quarter of 1953. This decline represents a continuation of the experience of the second quarter when net family formation was 3.7 per cent below 1953 levels. For the nine month period, January to September, net family formation was 61,900 compared to 63,400 in the corresponding period of 1953.

The lower rate of net family formation in the second and third quarters of 1954 was largely the result of a decline in the number of marriages. In the second quarter, marriages totalled 27,608 compared to 29,450 the year before while the third quarter total was 43,728 compared to 47,251 in the third quarter of 1953.

Also contributing to a lower rate of net family formation in the third quarter, was a decline in immigration from 46,762 in the third quarter of 1953 to 41,088 in the third quarter of 1954; reduced immigration meant that the number of married females entering the country was down from 9,610 to 7,973 over the period.

While new families were being formed at a lower rate than the year before, existing families were getting larger. Births totalled 112,488 in the third quarter of 1954, 4.2 per cent more than the 107,916 births in the corresponding quarter of 1953. Births in the first nine months of 1954 exceeded those of the corresponding months of 1953 by 6.8 per cent.

#### **Income and Employment**

The number of persons employed was increasing in the third quarter and in September was surpassing the level of the previous year. With a larger labour force, however, unemployment was also higher. The number of persons without jobs and seeking work averaged 171,000 in the third quarter of 1954 compared to 89,000 in the corresponding period of 1953.

Increases in wage rates more than offset a shorter work week and the slightly lower average number of workers employed so that there was an increase in labour income. Total labour income in the third quarter of 1954 was \$3,054 million, an increase of 2.1 per cent over the \$2,991 million total of the corresponding period of 1953.

Other elements of personal income declined in total as a result of the smaller net income received by farm operators, reflecting the poor crop and declines in prices of farm products. Net farm income was down from \$1,287 million in the third quarter of 1953 to \$683 million in the third quarter of 1954. Personal income in the non-farm sector increased from \$4,196 million to \$4,327 million.

#### SECTION 4.—**Building Materials**

(See Tables 40-50)

Building materials continued to be in good supply during the third quarter of 1954. In part this was the result of higher levels of production but, with sales increasing at a faster rate than new production, there was a decline in inventories during the period, particularly for sawn lumber.

The index of production of lumber in the third quarter of 1954 averaged 144.0, an increase of 27 per cent from the previous quarter. The third quarter activity brought the average of the index of production, for the first nine months of the year, to 120.7, 3.6 per cent below the average of 125.0 for the corresponding period of 1953.

In addition to the higher demand for lumber resulting from the record levels of housing construction in Canada in the third quarter, the demand for exports of lumber was also higher. Exports of sawn lumber totalled 1,260 million board feet in the quarter, an increase of 43 per cent over the corresponding period of 1953 and representing half of total production. Exports of other commodities showed a decrease for the quarter. The main markets for Canadian lumber exports are in the U.S.A. and the United Kingdom and in both countries the demand for Canadian lumber stemmed from high rates of housing construction. In addition, an 84-day strike of lumber workers on the West Coast stimulated demand for Canadian lumber in the U.S.A. In the United Kingdom, an easier balance of payments situation contributed to the higher level of lumber exports to that country.

While the production of building materials other than lumber was at a higher level in the third quarter of 1954, the increase in sales exceeded that in production, with resulting declines in inventories. The index of production of these materials averaged 128.5 in the quarter compared to 120.2 in the second quarter of the year and 126.6 in the third quarter of 1953. The production of gypsum lath went up from 74 million square feet in the second quarter to 106 million square feet in the third quarter; sales of this product increased over the same period from 71 to 111 million square feet. The increase in production of building brick between the second and third quarters was 24 million bricks while, over the same period, sales went up by 33 million bricks.

While inventory reductions were significant, they followed a period of inventory accumulation so that stocks at the end of the period were comparable with those of the year before. With present levels of production, these stocks should ensure adequate supplies for a continued high level of house construction.

#### SECTION 5.—**Building Labour**

(See Tables 51-59)

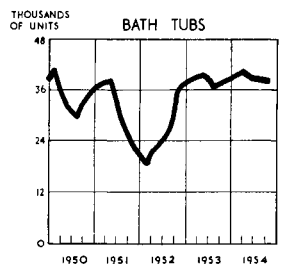
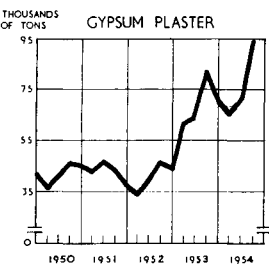
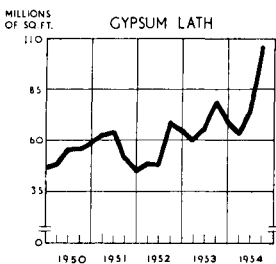
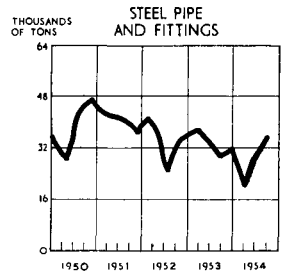
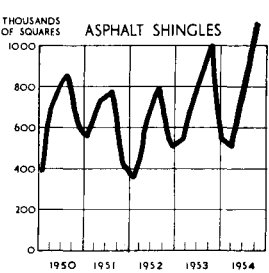
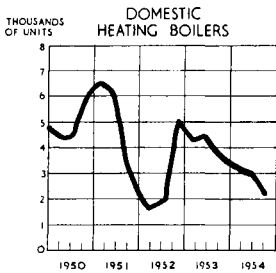
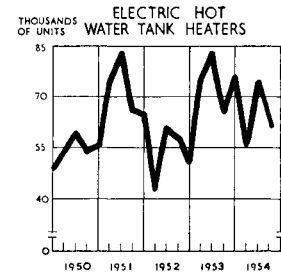
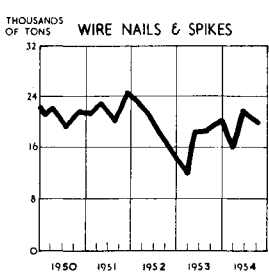
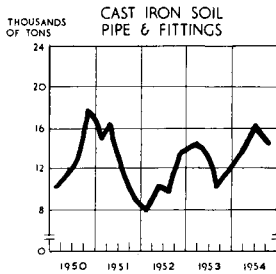
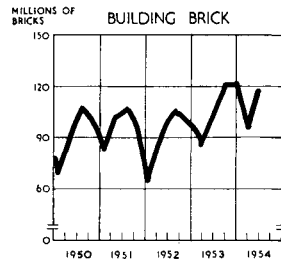
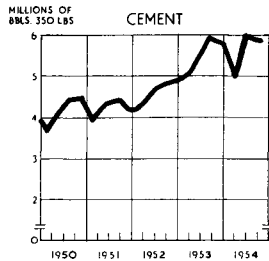
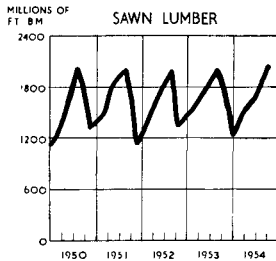
In spite of the usual seasonal increase, the results of the surveys of employment suggest that fewer workers were employed in the construction industry in the third quarter of 1954 than in the corresponding period of 1953.

The results of the labour force survey show that an average of 377,000 workers were employed in the construction industry in the third quarter of 1954 compared to 397,000 in the corresponding period of 1953. A survey of firms with 15 or more employees, in the building industry, shows similar results.

— FIGURE 2 —

# PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA,

QUARTERLY, 1950-1954.



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



An average of 154,339 workers were employed by these firms in the third quarter of 1954 compared to 161,798 in the corresponding period of 1953.

Average weekly earnings of workers in firms with 15 or more employees, in the building industry, at \$66.31, were slightly higher than the average of \$65.81 in the corresponding period of 1953. The increase took place despite a small reduction in the number of hours worked and reflects average hourly earnings a little higher than the year before. The increase in average hourly and weekly earnings was not sufficient to offset the decline in the number of workers employed, with the result that aggregate payrolls in these firms in the building industry declined from \$31.9 million in the third quarter of 1953 to \$30.7 million in the third quarter of 1954.

### **Additions to the Supply of Construction Workers**

The number of construction workers entering Canada in the third quarter of 1954, at 2,808, was down from the second quarter total of 3,910, but was higher than in the third quarter of 1953 when the total was 2,290. Of the immigrants in the third quarter, only 88 were unskilled construction workers. The largest group of immigrants were carpenters of whom there were 870 compared to 1,279 in the second quarter, and 749 in the third quarter, 1953.

The number of apprentices in training under the Federal-provincial program increased from 6,448 in the second quarter to 6,597 in the third, while the number of those graduating under the program went up from 230 to 415.

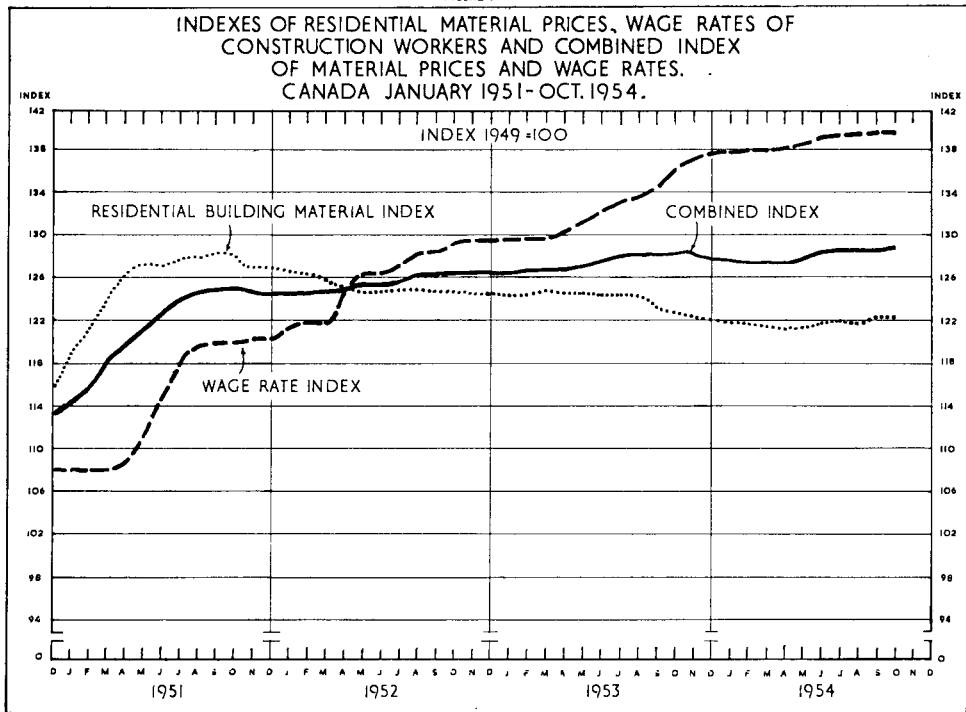
### **SECTION 6.—Building Costs**

(See Tables 60-66)

On the average there was little change in residential construction costs in Canada during the first three quarters of 1954. A slight decrease in prices of residential building materials, coupled with moderate increases in construction labour wage rates, left the combined index of material prices and wage rates little changed from a year ago. This broad national pattern of course is consistent with greater changes either up or down in particular localities. Moreover, actual building costs and prices of new houses do not depend on material prices paid and wage rates alone, and may vary independently of them. With a more competitive market for new houses, it is probable that there has been some lowering of profit margins which are not included in the combined index. Furthermore, it seems likely that the increase in the minimum hourly wage rates of construction workers, reflected in the combined index of materials and wage rates, was offset by a decline in payments in excess of the minimum wage rates, e.g. bonus payments. A survey of building firms with 15 or more employees, shows that average hourly earnings declined from \$1.58 to \$1.56 between September, 1953, and September, 1954. Over the same period the index of minimum hourly wage rates of construction workers increased from 135.4 to 139.9.

On a national average, the applicants' estimated costs of construction of houses financed under the National Housing Act, 1954, show a decline for some types of houses from the second to the third quarters of 1954. For bungalows, construction costs per square foot declined from \$9.74 in the second quarter to \$9.66 in the third quarter of 1954; for single 1½-storey dwellings, finished,

FIGURE 3



there was a decline from \$8.72 to \$8.57 per square foot, while for 2-storey dwellings, the decline was from \$9.16 to \$8.87. The decline in construction costs per square foot took place despite a small reduction in the average size of bungalows and 2-storey dwellings. With relatively fixed costs for such items as plumbing and heating equipment, the construction costs per square foot tends to be higher for small houses than for larger ones of the same type.

The cost of land for houses financed under the Acts has been markedly higher in 1954 than in 1953. There was little change from the second to the third quarter but, at \$1,674, the average cost of land for bungalows was 45.5 per cent higher in the third quarter of 1954 than in the third quarter of 1953 when the average cost was \$1,150. This increase does not stem from increased land prices alone but reflects also a greater concentration of building in the metropolitan fringes where land costs are higher than in smaller centres and rural areas. The relatively high price of serviced land in these areas stems from greater demand, rather more elaborate services than are typical in smaller areas, and the fact that virtually all the land going into the housing program in the metropolitan areas today has services installed at current construction costs.

## **SECTION 7.—Building Industry**

(See Tables 67-68)

### **Bankruptcies**

The number of bankruptcies in the construction industry was higher in the first nine months of 1954 than in the corresponding period of 1953. With 33 bankruptcies in the third quarter, the total for the first nine months of 1954 was 112, compared to 107 in the corresponding period of 1953. Average defaulted liabilities increased from \$24,570 in the 1953 period to \$45,929 in 1954. In the building material industry, the number of bankruptcies was up from 25 in the nine months of 1953 to 41 in the corresponding months of 1954 while average defaulted liabilities declined from \$47,920 to \$26,829.

### **Common Stock Prices**

The index of stock prices of sixteen building material companies increased by 21 per cent between January and October of 1954. The corresponding increase in the prices of the stock of 82 industrial companies was 22.6 per cent.

## **PART II— TABULAR MATERIAL**

## Section 1. House Building Activity

**TABLE 1. NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA,<sup>(1)</sup> 1945 — OCTOBER, 1954.**

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	— <sup>(4)</sup>
1952	86,461	76,302	— <sup>(4)</sup>
1953	106,233	100,663	— <sup>(4)</sup>
<i>Dwellings in New Structures</i>			
1945	— <sup>(4)</sup>	42,488	— <sup>(4)</sup>
1946	— <sup>(4)</sup>	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950	92,531	89,015	59,443
1951	68,579	81,310	43,219
1952	83,246	73,087	55,689
1953			
1st Quarter	11,930	18,392	49,232
2nd Quarter	34,816	21,099	62,791
3rd Quarter	32,925	22,916	73,055
October	10,307	12,109	71,337
November	8,339	10,608	68,014
December	4,092	11,715	59,923
4th Quarter	22,738	34,432	—
Total, 1953	102,409	96,839	—
1954			
January	2,983	8,315	54,248
February	3,057	6,116	51,127
March	5,682	5,896	51,070
1st Quarter	11,722	20,327	—
April	8,692	6,774	52,978
May	13,398	8,423	57,816
June	12,586	6,047	64,262
2nd Quarter	34,676	21,244	—
July	14,191	8,383	69,874
August	10,978	7,718	72,150
September	12,760	8,615	75,310
3rd Quarter	37,929	24,716	—
October	13,097	13,039	75,456

(1) Excluding Yukon and Northwest Territories for the whole period 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. 105).

(3) Estimated.

(4) Not available.

**TABLE 2. DWELLINGS STARTED AND COMPLETED IN NEW STRUCTURES,  
ACTUAL AND SEASONALLY ADJUSTED ANNUAL RATES, BY QUARTER,  
CANADA,<sup>(1)</sup> 1949 — SEPTEMBER, 1954.**

Period	Actual		Annual Rates Seasonally Adjusted	
	Starts	Completions	Starts	Completions
1949				
1st Quarter	8,490	17,992	79,345	86,296
2nd Quarter	32,158	21,973	87,486	97,917
3rd Quarter	27,972	23,527	88,019	92,017
4th Quarter	21,889	24,741	102,136	77,870
Total, 1949	90,509	88,233	—	—
1950				
1st Quarter	9,015	17,873	88,997	86,998
2nd Quarter	33,134	18,095	90,627	81,241
3rd Quarter	29,796	23,463	93,951	92,353
4th Quarter	20,586	29,584	95,941	93,599
Total, 1950	92,531	89,015	—	—
1951				
1st Quarter	9,801	19,521	89,497	93,538
2nd Quarter	28,664	19,173	79,373	85,046
3rd Quarter	19,122	19,111	60,848	75,460
4th Quarter	10,992	23,505	51,050	74,814
Total, 1951	68,579	81,310	—	—
1952				
1st Quarter	7,268	13,066	66,295	62,851
2nd Quarter	28,023	15,274	77,225	68,157
3rd Quarter	26,749	26,302	84,713	72,823
4th Quarter	21,206	18,445	99,621	83,545
Total, 1952	83,246	73,087	—	—
1953				
1st Quarter	11,930	18,392	112,767	89,430
2nd Quarter	34,816	21,099	96,232	94,289
3rd Quarter	32,925	22,916	105,011	90,533
4th Quarter	22,738	34,432	106,961	106,924
Total, 1953	102,409	96,839	—	—
1954				
1st Quarter	11,722	20,327	121,000	99,919
2nd Quarter	34,676	21,244	96,164	94,866
3rd Quarter	37,929	24,716	120,309	97,538

(1) Including Newfoundland from 1949.

**TABLE 3. NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS, CANADA, 1947 — OCTOBER, 1954.**

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	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951	47,374	5,532	52,906	11,572	4,101	15,673	64,478
1952	63,443	4,798	68,241	10,138	4,867	15,005	78,379
1953							
1st Quarter	10,375	184	10,559	1,122	249	1,371	11,681
2nd Quarter	27,160	1,873	29,033	4,843	940	5,783	33,876
July	8,665	840	9,505	1,996	333	2,329	11,501
August	7,353	767	8,120	2,185	578	2,763	10,305
September	8,292	733	9,025	1,065	118	1,183	10,090
3rd Quarter	24,310	2,340	26,650	5,246	1,029	6,275	31,896
October	8,280	930	9,210	944	153	1,097	10,154
November	6,648	202	6,850	1,228	261	1,489	8,078
December	3,540	21	3,561	415	116	531	3,976
4th Quarter	18,468	1,153	19,621	2,587	530	3,117	22,208
Total, 1953	80,313	5,550	85,863	13,798	2,748	16,546	99,661
1954							
January	2,927	—	2,927	5	51	56	2,932
February	2,881	108	2,989	68	—	68	3,057
March	5,459	121	5,580	102	—	102	5,682
1st Quarter	11,267	229	11,496	175	51	226	11,671
April	7,648	413	8,061	583	48	631	8,644
May	9,228	1,608	10,836	2,181	381	2,562	13,017
June	9,433	1,242	10,675	1,307	604	1,911	11,982
2nd Quarter	26,309	3,263	29,572	4,071	1,033	5,104	33,643
July	10,462	1,229	11,691	1,950	550	2,500	13,641
August	8,635	470	9,105	1,445	428	1,873	10,550
September	10,222	889	11,111	1,405	244	1,649	12,519
3rd Quarter	29,319	2,588	31,907	4,800	1,222	6,022	36,710
October	9,046	508	9,554	2,759	784	3,543	12,313

**TABLE 4. NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS, CANADA, 1947 — OCTOBER, 1954.**

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	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951	61,167	4,220	65,387	12,254	3,669	15,923	77,641
1952	54,346	4,572	58,918	9,623	4,546	14,169	68,541
<b>1953</b>							
1st Quarter	14,416	1,214	15,630	2,216	546	2,762	17,846
2nd Quarter	16,368	795	17,163	3,240	696	3,936	20,403
July	5,248	137	5,385	1,233	210	1,443	6,618
August	5,625	483	6,108	935	402	1,337	7,043
September	6,572	662	7,234	1,063	346	1,409	8,297
3rd Quarter	17,445	1,282	18,727	3,231	958	4,189	21,958
October	9,238	1,029	10,267	1,501	341	1,842	11,768
November	8,373	1,006	9,379	823	406	1,229	10,202
December	7,535	1,525	9,060	2,045	610	2,655	11,105
4th Quarter	25,146	3,560	28,706	4,369	1,357	5,726	33,075
<b>Total, 1953</b>	<b>73,375</b>	<b>6,851</b>	<b>80,226</b>	<b>13,056</b>	<b>3,557</b>	<b>16,613</b>	<b>93,282</b>
<b>1954</b>							
January	7,073	480	7,553	535	227	762	8,088
February	5,131	237	5,368	583	165	748	5,951
March	5,051	278	5,329	383	184	567	5,712
1st Quarter	17,255	995	18,250	1,501	576	2,077	19,751
April	5,997	94	6,091	532	151	683	6,623
May	6,546	319	6,865	1,353	205	1,558	8,218
June	5,165	502	5,667	206	175	381	5,873
2nd Quarter	17,708	915	18,623	2,091	531	2,622	20,714
July	6,542	756	7,298	950	135	1,085	8,248
August	6,188	576	6,764	800	154	954	7,564
September	6,487	577	7,064	1,110	441	1,551	8,174
3rd Quarter	19,217	1,909	21,126	2,860	730	3,590	23,986
October	9,098	1,037	10,135	2,219	685	2,904	12,354



**TABLE 5. NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,  
BY TYPE OF UNIT, CANADA, 1947 - OCTOBER, 1954.**

Period	One Family	Two Family	Row Houses	Apart- ments	Total
1947	58,778	5,310	608	7,522	72,218
1948	61,787	4,560	1,607	8,143	76,097
1949	68,966	7,309	485	11,473	88,233
1950	68,685	7,376	145	12,809	89,015
1951	60,366	7,568	585	12,791	81,310
1952	55,967	5,314	99	11,707	73,087
<b>1953</b>					
1st Quarter	13,498	1,032	25	3,837	18,392
2nd Quarter	13,692	2,198	99	5,110	21,099
July	5,159	406	104	1,159	6,828
August	5,493	560	3	1,389	7,445
September	5,974	680	0	1,989	8,643
3rd Quarter	16,626	1,646	107	4,537	22,916
October	8,300	1,010	49	2,750	12,109
November	7,619	976	42	1,977	10,608
December	9,181	858	50	1,626	11,715
4th Quarter	25,100	2,838	141	6,353	34,432
<b>Total, 1953</b>	<b>68,916</b>	<b>7,714</b>	<b>372</b>	<b>19,837</b>	<b>96,839</b>
<b>1954</b>					
January	5,552	568	29	2,166	8,315
February	4,420	340	147	1,209	6,116
March	3,989	354	87	1,466	5,896
1st Quarter	13,961	1,262	263	4,841	20,327
April	4,764	408	68	1,534	6,774
May	5,326	514	28	2,555	8,423
June	4,266	350	13	1,418	6,047
2nd Quarter	14,356	1,272	109	5,507	21,244
July	6,027	414	158	1,784	8,383
August	5,408	552	20	1,738	7,718
September	6,600	478	99	1,438	8,615
3rd Quarter	18,035	1,444	277	4,960	24,716
October	9,310	814	20	2,895	13,039

**TABLE 6. 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 — OCTOBER, 1954.**

Period	Number of Months Unsold						Total Number of New Completed Dwellings Unsold	Completed <sup>(1)</sup> Dwellings Unsold for 3 months or less as a Percentage of Total Completions	Average Number of Months Unsold
	1-3		4-6		7 and Over				
	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent			
1950	286	64	97	22	64	14	447	3.7	3.7
1951	336	84	44	11	22	5	402	3.0	2.8
1952	642	60	269	25	161	15	1,072	7.4	3.8
1953									
1st Quarter	346	67	90	17	82	16	518	3.3	3.6
2nd Quarter	292	64	106	23	59	13	457	3.5	3.4
3rd Quarter	287	68	74	18	58	14	419	3.1	3.1
4th Quarter	414	73	94	16	62	11	570	3.7	3.2
Annual Average	335	68	91	19	65	13	491	3.4	3.3
1954									
January	548	73	120	16	82	11	750	3.9	3.1
February	534	70	138	18	88	12	760	4.1	3.2
March	471	65	173	24	85	11	729	4.2	3.4
1st Quarter	518	69	144	19	85	11	743	4.1	3.2
April	418	57	211	29	101	14	730	4.4	2.3
May	375	55	201	29	111	16	687	4.1	3.8
June	441	63	170	24	92	13	703	4.4	3.5
2nd Quarter	411	58	194	27	101	14	707	4.3	3.2
July	442	49	355	39	107	12	904	4.2	3.9
August	468	63	140	19	132	18	740	4.2	3.6
September	525	67	147	19	109	14	781	4.8	3.4
3rd Quarter	475	60	214	26	116	15	808	4.4	3.6
October	596	65	183	20	132	15	911	5.1	3.5

(1) Refers to completions of single family dwellings and duplexes in preceding 3 months in areas under review.

**TABLE 7. NUMBER OF DWELLINGS IN NEW STRUCTURES STARTED, PUBLICLY-INITIATED, AND  
PRIVATELY-INITIATED, WITH AND WITHOUT FEDERAL GOVERNMENT ASSISTANCE,  
CANADA, 1949 — SEPTEMBER, 1954.**

Period	Publicly-Initiated Housing	Privately-Initiated Housing			Total Housing
		With Government Assistance <sup>(1)</sup>	Without Government Assistance	Total Privately-Initiated Housing	
1949.....	7,993	27,231	55,285	82,516	90,509
1950.....	4,799	39,753	47,979	87,732	92,531
1951.....	2,219	23,723	42,637	66,360	68,579
1952.....	4,958	29,343	48,945	78,288	83,246
1953					
1st Quarter.....	376	5,422	6,132	11,554	11,930
2nd Quarter.....	620	10,703	23,493	34,196	34,816
3rd Quarter.....	612	10,970	21,343	32,313	32,925
4th Quarter.....	247	9,290	13,201	22,491	22,738
Total, 1953.....	1,855	36,385	64,169	100,554	102,409
1954					
1st Quarter.....	69	6,572	5,081	11,653	11,722
2nd Quarter <sup>(2)</sup> .....	254	10,599	23,823	34,442	34,676
3rd Quarter.....	441	15,500 <sup>(3)</sup>	21,988 <sup>(3)</sup>	37,488	37,929

(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) Revised.

(3) Preliminary

**TABLE 8. PUBLICLY-INITIATED HOUSING, DWELLINGS STARTED AND COMPLETED, CANADA, 1949 – SEPTEMBER, 1954<sup>(1)</sup>.**

Period	Federal-Provincial Housing	Veterans' Rental Housing	Married Quarters for Armed Services	Other Public Housing	Total Public Housing
<i>Starts</i>					
1949	—	4,916	2,936	141	7,993
1950	140	1,023	3,436	200	4,799
1951	191	8	1,806	214	2,219
1952	1,427	508	2,759	264	4,958
1953					
1st Quarter	127	27	182	40	376
2nd Quarter	296	—	206	118	620
3rd Quarter	373	—	142	97	612
4th Quarter	110	—	96	41	247
Total, 1953	906	27	626	296	1,855
1954					
1st Quarter	41	—	3	25	69
2nd Quarter	63	—	151	40	254
3rd Quarter	91	—	319	31	441
<i>Completions</i>					
1949	—	7,804	1,751	149	9,704
1950	—	3,841	2,953	200	6,994
1951	140	707	2,639	155	3,641
1952	426	294	3,163	370	4,253
1953					
1st Quarter	375	143	1,224	95	1,837
2nd Quarter	316	181	737	43	1,277
3rd Quarter	530	98	427	46	1,101
4th Quarter	311	11	459	57	838
Total, 1953	1,532	433	2,847	241	5,053
1954					
1st Quarter	271	—	309	38	618
2nd Quarter	188	—	112	25	325
3rd Quarter	117	—	113	36	266

(1) Dwellings in remote areas are excluded.

**TABLE 9. FEDERAL-PROVINCIAL HOUSING OPERATIONS**  
**UNDER THE NATIONAL HOUSING ACTS, CANADA,**  
**1950 — SEPTEMBER, 1954.**

Period	Number of Projects for Which Contracts Awarded	Number of Dwellings			
		For Which Contracts Awarded	Started	Completed	Under Construction (at End of Period)
1950	1	140	140	—	140
1951	3	443	191	140	191
1952	21	1,564	1,427	426	1,192
1953					
1st Quarter	—	—	127	375	944
2nd Quarter	2	140	296	316	924
3rd Quarter	7	403	373	530	767
4th Quarter	2	78	110	311	566
Total, 1953	11	621	906	1,532	—
1954					
1st Quarter	1	26	41	271	336
2nd Quarter	1	30	63	188	211
3rd Quarter	4	127	91	117	185
Total, 1950 — September, 1954	42	2,811	2,859	2,674	—

**TABLE 10. FEDERAL-PROVINCIAL LAND ASSEMBLY OPERATIONS  
UNDER THE NATIONAL HOUSING ACTS,  
CANADA, 1950 — SEPTEMBER, 1954.**

Period	Projects Approved			Number of Lots Sold <sup>(1)</sup>
	Number of Projects	Number of Acres	Number of Lots	
1950	5	648	2,257	—
1951	8	1,287	4,902	175
1952	7	972	4,371	418
1953				
1st Quarter	—	—	—	175
2nd Quarter	—	—	—	342
3rd Quarter	1	203	1,015	102
4th Quarter	4	205	1,024	191
Total, 1953	5	408	2,039	810
1954				
1st Quarter	—	—	—	93
2nd Quarter	—	—	—	275
3rd Quarter	—	—	—	436
Total, 1950 — September, 1954 <sup>(2)</sup>	25	2,326 <sup>(3)</sup>	11,628 <sup>(3)</sup>	6,239

(1) Includes acceptances of offers to purchase.

(2) These totals differ from those shown in Table 17 of the *Annual Report C.M.H.C.*, 1953 because of subsequent adjustments in the number of lots available for housing.

(3) These totals do not agree with the components owing to the abandonment of some projects.

**TABLE 11. EXPENDITURES<sup>(1)</sup> ON FEDERAL-PROVINCIAL HOUSING AND LAND ASSEMBLY OPERATIONS,  
UNDER THE NATIONAL HOUSING ACTS, CANADA, 1950 — SEPTEMBER, 1954.  
(\$000)**

Period	Rental Housing Projects			Land Assembly Projects	Combined Housing and Land Assembly Projects			Total
	Housing	Land Improvement and Other Outlay	Total	Land Improvement and Other Outlay	Housing	Land Improvement and Other Outlay	Total	
1950	427.0	90.3	517.3	279.1	—	—	—	796.4
1951	945.0	106.0	1,051.0	1,601.0	—	7.0	7.0	2,659.0
1952	8,401.9	349.0	8,750.9	1,422.1	527.1	168.9	696.0	10,869.0
1953								
1st Quarter	2,274.0	760.2	3,034.2	260.9	245.3	307.0	552.3	3,847.4
2nd Quarter	1,973.5	248.8	2,222.3	301.6	332.3	12.7	345.0	2,868.9
3rd Quarter	2,464.1	225.7	2,689.8	477.5	391.5	34.4	425.9	3,593.2
4th Quarter	1,389.2	383.3	1,772.5	793.8	346.0	131.7	477.7	3,044.0
Total, 1953	8,100.8	1,618.0	9,718.8	1,833.8	1,315.1	485.8	1,800.9	13,353.5
1954								
1st Quarter	896.1	578.1	1,474.2	1,105.0	70.5	45.1	115.6	2,694.8
2nd Quarter	865.1	307.5	1,172.6	1,400.7	46.3	140.1	186.4	2,759.7
3rd Quarter	631.2	338.2	969.4	563.9	125.5	434.9	560.4	2,093.7

(1) Includes both Federal and Provincial Shares.

**TABLE 12. ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS  
BY CENTRAL MORTGAGE AND HOUSING CORPORATION,  
NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION,  
AND ACTUAL EXPENDITURES, CANADA, 1949 — SEPTEMBER, 1954.**

Period	Number of Dwellings <sup>(1)</sup>			Actual Expenditures (\$'000)		
	Started	Completed	Under Construction (At End of Period)	Housing	Land Im- provements and Other Outlay	Total
1949	2,786	20	2,744	10,513	1,272	11,785
1950	3,436	2,578	3,624	23,961	4,485	28,446
1951	1,432	2,639	2,417	20,465	4,215	24,680
1952	2,573	2,536	2,453	21,949	6,643	28,592
1953						
1st Quarter	182	1,157	1,478	3,376	1,070	4,446
2nd Quarter	206	670	1,014	4,552	1,565	6,117
3rd Quarter	142	361	795	2,214	1,557	3,771
4th Quarter	98	393	500	2,464	1,421	3,885
Total, 1953	628	2,581	—	12,606	5,613	18,219
1954						
1st Quarter	3	309	194	1,822	704	2,526
2nd Quarter	151	112	233	1,245	270	1,515
3rd Quarter	319	113	439	1,420	568	1,988

(1) 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 the Defence Construction (1951) Limited.



**TABLE 13. EXPENDITURES ON NEW RESIDENTIAL CONSTRUCTION BY TYPE OF INITIATION,  
MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,  
CANADA, 1945 — SEPTEMBER, 1954.  
(Millions of Dollars)**

Period	New Residential Construction				Major Improvements & Alterations	Repair and Maintenance	Total
	Private	Government Enterprises <sup>(1)</sup>	Government Departments	Sub- Total			
1945	256.8	11.9	—	268.7	16.9	96.3	381.9
1946	334.0	56.0	.2	390.2	21.8	105.3	517.3
1947	470.1	34.2	1.8	506.1	33.6	130.8	670.5
1948	561.7	53.9	18.1	628.7	39.0	161.9	829.6
1949	656.6	44.0	26.2	726.8	48.2	176.0	951.0
1950	731.4	17.8	33.5	782.7	60.6	191.0	1,034.3
1951	709.8	6.1	36.9	752.8	68.8	221.0	1,042.6
1952	712.2	14.3	38.5	765.0	60.6	203.2	1,028.8
1953							
1st Quarter	172.3	4.1	5.9	182.3	13.8	52.8	248.9
2nd Quarter	249.4	3.1	7.4	259.9	19.8	53.1	332.8
3rd Quarter	276.6	3.5	4.9	285.0	21.6	53.6	360.2
4th Quarter	270.4	4.8	4.8	280.0	21.3	54.1	355.4
Total, 1953	968.7	15.5	23.0	1,007.2	76.5	213.6	1,297.3
1954							
1st Quarter	193.1	1.6	3.0 <sup>(2)</sup>	197.7	15.0	55.0	267.7
2nd Quarter	258.5	1.3	2.0 <sup>(2)</sup>	261.8	19.9	55.2	336.9
3rd Quarter	314.3	1.4	2.4 <sup>(2)</sup>	318.1	24.1	55.6	397.8

(1) Includes Crown Companies and non-departmental agencies.

(2) Includes an allowance for housing by government departments other than the Department of National Defence.

**TABLE 14. EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,  
RESIDENTIAL AND OTHER CONSTRUCTION, CANADA, 1945 – SEPTEMBER, 1954.**  
(Millions of Dollars)

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Period	New Construction			Repair and Maintenance			Total		
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	Total
1945.....	285.6	421.0	706.6	96.3	401.7	498.0	381.9	822.7	1,204.6
1946.....	412.0	661.7	1,073.7	105.3	427.7	533.0	517.3	1,089.4	1,606.7
1947.....	539.7	884.0	1,423.7	130.8	461.2	592.0	670.5	1,345.2	2,015.7
1948.....	667.7	1,208.4	1,876.1	161.9	532.1	694.0	829.6	1,740.5	2,570.1
1949.....	775.0	1,348.7	2,123.7	176.0	555.8	731.8	951.0	1,904.5	2,855.5
1950.....	843.3	1,520.4	2,363.7	191.0	575.0	766.0	1,034.3	2,095.4	3,129.7
1951.....	821.6	1,914.0	2,735.6	221.0	705.0	926.0	1,042.6	2,619.0	3,661.6
1952.....	825.6	2,437.0	3,262.6	203.2	709.0	912.2	1,028.8	3,146.0	4,174.8
1953									
1st Quarter.....	196.1	445.2	641.3	52.8	107.9	160.7	248.9	553.1	802.0
2nd Quarter.....	279.7	627.0	906.7	53.1	187.2	240.3	332.8	814.2	1,147.0
3rd Quarter.....	306.6	797.1	1,103.7	53.6	237.2	290.8	360.2	1,034.3	1,394.5
4th Quarter.....	301.3	690.6	991.9	54.1	205.7	259.8	355.4	896.3	1,251.7
Total, 1953.....	1,083.7	2,559.9	3,643.6	213.6	738.0	951.6	1,297.3	3,297.9	4,595.2
1954 <sup>(1)</sup>									
1st Quarter.....	212.7	417.0	629.7	55.0	101.1	156.1	267.7	518.1	785.8
2nd Quarter.....	281.7	569.6	851.3	55.2	169.6	224.8	336.9	739.2	1,076.1
3rd Quarter.....	342.2	705.9	1,048.1	55.6	215.9	271.5	397.8	921.8	1,319.6

(1) Preliminary.

**TABLE 15. PRIVATE EXPENDITURES<sup>(1)</sup> ON NEW CONSTRUCTION, RESIDENTIAL AND OTHER,  
ACTUAL AND SEASONALLY ADJUSTED AT ANNUAL RATES.  
CANADA, 1951 — SEPTEMBER, 1954.  
(Millions of Dollars)**

Period	Actual			Seasonally Adjusted at Annual Rates		
	New Residential Construction	New Non-Residential Construction	All New Construction	New Residential Construction	New Non-Residential Construction	All New Construction
1951						
1st Quarter	165	238	403	864	1,188	2,052
2nd Quarter	222	306	528	792	1,244	2,036
3rd Quarter	208	371	579	744	1,300	2,044
4th Quarter	186	345	531	724	1,308	2,032
Total, 1951	781	1,260	2,041	—	—	—
1952						
1st Quarter	126	303	429	668	1,504	2,172
2nd Quarter	200	381	581	728	1,516	2,244
3rd Quarter	223	450	673	812	1,576	2,388
4th Quarter	237	420	657	936	1,620	2,556
Total, 1952	786	1,554	2,340	—	—	—
1953						
1st Quarter	190	315	505	1,020	1,588	2,608
2nd Quarter	273	417	690	1,000	1,660	2,660
3rd Quarter	302	530	832	1,044	1,864	2,908
4th Quarter	296	464	760	1,180	1,792	2,972
Total, 1953	1,061	1,726	2,787	—	—	—
1954						
1st Quarter	209	317	526	1,104	1,584	2,688
2nd Quarter	278	393	671	1,000	1,552	2,552
3rd Quarter	340	465	805	1,224	1,620	2,884

(1) Includes expenditures by Crown Companies and non-departmental agencies.

**TABLE 16. PERSONAL EXPENDITURES, GOVERNMENT EXPENDITURES, GROSS DOMESTIC INVESTMENT  
AND GROSS NATIONAL EXPENDITURE  
CANADA, 1945 — SEPTEMBER, 1954.  
(Millions of Dollars)**

Period	Personal Expenditure	Gov't Expenditures	Gross Domestic Investment						Net Foreign Balance	G.N.E. <sup>(2)</sup>
			Residential Construction	Non- Residential Construction	Machinery and Equipment	Inventories		Total		
						Total	Farm <sup>(1)</sup>			
1945	6,811	3,704	272	252	462	—260	—231	726	687	11,850
1946	7,977	1,832	371	443	584	519	—57	1,917	332	12,026
1947	9,173	1,570	506	599	1,016	947	—79	3,068	17	13,768
1948	10,112	1,798	637	818	1,230	605	—65	3,290	418	15,613
1949	10,963	2,128	742	903	1,323	231	—72	3,199	174	16,462
1950	12,029	2,326	801	1,026	1,389	960	131	4,176	—330	18,203
1951	13,273	3,243	781	1,260	1,769	1,620	354	5,430	—524	21,474
1952	14,403	4,204	786	1,554	1,916	241	237	4,497	173	23,185
1953										
1st Quarter	3,478	1,158	190	315	484	—121	—269	868	—179	5,321
2nd Quarter	3,811	889	273	417	549	—11	—184	1,228	—196	5,789
3rd Quarter	3,662	1,207	302	530	482	1,115	882	2,429	—14	7,225
4th Quarter	4,214	1,154	296	464	407	—411	—378	756	—51	6,015
Total, 1953	15,165	4,408	1,061	1,726	1,922	572	51	5,281	—440	24,350
1954										
1st Quarter	3,579	1,121	209	317	444	—150	—196	820	—178	5,376
2nd Quarter	3,932	875	278	393	524	—83	—84	1,112	—154	5,832
3rd Quarter	3,782	1,200	340	465	411	327	434	1,543	9	6,579

(1) Includes grain in commercial channels.

(2) Totals include residual error of estimate not shown in the table.

**TABLE 17. PUBLICLY-INITIATED HOUSING, EXPENDITURES BY PROGRAM,  
CANADA, 1949 — SEPTEMBER, 1954<sup>(1)</sup>.**

Period	Federal-Provincial Housing (\$000)	Veterans' Rental Housing (\$000)	Married Quarters for Armed Services (\$000)	Other Public Housing (\$000)	Total Public Housing (\$000)
1949	—	44,028	23,478	2,778	70,284
1950	517	17,292	31,532	2,000	51,341
1951	1,058	5,117	35,168	1,740	43,083
1952	9,369	4,967	35,206	3,336	52,878
1953					
1st Quarter	3,371	716	5,352	514	9,953
2nd Quarter	2,392	696	6,813	541	10,442
3rd Quarter	3,117	367	4,474	437	8,395
4th Quarter	2,567	2,206	4,281	519	9,573
Total 1953	11,447	3,985	20,920	2,011	38,363
1954					
1st Quarter	1,567	11	2,526	(2)	(2)
2nd Quarter	1,313	7	1,515	(2)	(2)
3rd Quarter	1,374	15	1,988	(2)	(2)

(1) Expenditures on housing in remote areas are excluded.

(2) Data not available.

**TABLE 18. NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED  
IN 204 MUNICIPALITIES, CANADA, 1945 — SEPTEMBER, 1954.**

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.2	23.1	299.3	6,473	44,838	51,311
1949	328.4	26.3	354.7	9,895	45,395	55,290
1950	388.5	34.4	422.9	11,310	48,963	60,273
1951	306.6	32.9	339.5	7,469	36,935	44,404
1952	404.3	35.3	439.6	13,708	43,467	57,175
1953						
1st Quarter	80.6	6.8	87.4	3,601	7,837	11,438
2nd Quarter	191.4	13.4	204.8	6,620	19,106	25,726
3rd Quarter	52.0	12.3	164.3	5,465	15,531	20,996
4th Quarter	110.9	8.7	119.6	5,385	9,882	15,267
Total, 1953	534.9	41.2	576.1	21,071	52,356	73,427
1954						
January	14.0	4.2	18.2	548	483	1,031
February	18.4	1.4	19.8	704	1,770	2,474
March	49.4	2.7	52.1	2,111	4,125	6,236
1st Quarter	81.8	8.3	90.1	3,363	6,378	9,741
April	52.3	4.0	56.3	1,611	4,868	6,479
May	62.4	4.5	66.9	575	6,606	7,181
June	73.5	5.0	78.5	2,331	6,443	8,774
2nd Quarter	188.2	13.5	201.7	4,517	17,917	22,434
July	58.5	5.2	64.7	1,836	5,371	7,207
August	61.1	3.8	65.5	1,746	5,550	7,296
September	53.4	4.0	57.4	1,791	4,577	6,368
3rd Quarter	173.0	13.0	187.6	5,373	15,498	20,871

**TABLE 19. NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945 – SEPTEMBER, 1954.**

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	Apartments <sup>(1)</sup>	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	184.8	196.8	1,743	36,458	38,201
1948	30.1	343.0	373.1	3,730	62,500	66,230
1949	69.5	394.9	464.4	8,165	64,247	72,412
1950	59.3	482.4	541.7	6,550	71,173	77,723
1951	55.8	381.4	437.2	5,425	53,554	58,979
1952	101.6	409.4	511.0	9,473	49,507	58,980
1953						
1st Quarter	23.8	79.2	103.0	2,184	8,015	10,199
2nd Quarter	36.5	192.4	228.9	3,343	23,407	26,750
3rd Quarter	18.8	161.5	180.3	1,716	19,988	21,704
4th Quarter	51.5	169.1	220.6	4,680	18,931	23,611
Total, 1953	130.6	602.2	732.8	11,923	70,341	82,264
1954						
January	5.3	21.1	26.4	483	2,398	2,881
February	5.8	34.6	40.4	527	3,608	4,135
March	9.0	39.5	48.5	827	3,932	4,759
1st Quarter	20.1	95.2	115.3	1,837	9,938	11,775
April	12.0	64.0	76.0	1,107	6,954	8,061
May	8.7	96.7	105.4	791	10,594	11,385
June	15.2	80.0	95.2	1,380	8,360	9,740
2nd Quarter	35.9	240.7	276.6	3,278	25,908	29,186
July	12.8	83.9	96.7	1,158	8,946	10,104
August	16.0	72.9	89.9	1,448	7,739	9,187
September	17.4	72.4	89.8	1,568	7,517	9,085
3rd Quarter	46.2	229.2	275.4	4,174	24,202	28,376

(1) Estimated.

## Section 2. Real Estate Lending

**TABLE 20. GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS AND BANKS<sup>(1)</sup>, BY TYPE OF LOAN, CANADA, 1947 — SEPTEMBER, 1954.**

Period	Non-Farm Property					Farms		Total	
	New Residential Construction			Other Property		Loans	Amount \$000	Loans	Amount \$000
	Loans	Dwelling Units	Amount \$000	Loans	Amount \$000				
1947	20,264	26,411	109,167	25,250	154,352	1,704	7,254	47,218	270,773
1948	29,635	37,436	173,604	27,713	179,244	1,738	7,275	59,086	360,123
1949	34,238	43,056	212,328	26,216	174,602	1,579	6,916	62,033	393,846
1950	45,824	55,358	310,157	28,576	206,104	1,550	7,068	75,950	523,329
1951	30,711	38,580	236,315	26,152	190,567	1,368	7,043	58,231	433,925
1952	33,620	45,879	300,909	26,008	192,290	1,194	6,527	60,822	499,726
1953									
1st Quarter	7,630	11,653	75,838	5,706	46,283	257	1,636	13,593	123,757
2nd Quarter	11,725	16,121	107,903	7,678	61,101	317	1,742	19,720	170,746
3rd Quarter	11,159	15,049	100,192	6,701	56,222	199	1,031	18,059	157,445
4th Quarter	9,176	13,474	90,348	5,366	37,735	285	1,916	14,827	129,999
Total, 1953	39,690	56,297	374,281	25,451	201,341	1,058	6,325	66,199	581,947
1954 <sup>(2)</sup>									
1st Quarter	8,116	13,394	89,338	5,795	47,190	255	1,362	14,166	137,890
2nd Quarter	17,238	22,724	179,501	8,346	69,765	324	1,829	25,908	251,095
3rd Quarter	20,348	26,134	212,226	8,113	71,147	213	1,331	28,674	284,704

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd 1954. Conventional mortgage loan approvals by the Quebec saving banks are not included in this table.

(2) Preliminary.



**TABLE 21. GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS AND BANKS,<sup>(1)</sup> BY TYPE OF LENDER, CANADA, 1947 — SEPTEMBER, 1954.**

Period	Life Insurance Companies		Trust & Loan Companies		Other Lending Institutions <sup>(2)</sup>		Banks		Total	
	Loans	Amount \$000	Loans	Amount \$000	Loans	Amount \$000	Loans	Amount \$000	Loans	Amount \$000
1947	28,661	189,000	17,895	75,545	662	6,228	—	—	47,218	270,773
1948	37,283	253,886	20,739	92,192	1,064	14,045	—	—	59,086	360,123
1949	36,848	272,542	23,821	110,276	1,364	11,028	—	—	62,033	393,846
1950	49,215	372,610	25,672	143,392	1,063	7,327	—	—	75,950	523,329
1951	35,514	315,933	21,701	109,113	1,016	8,879	—	—	58,231	433,925
1952	35,891	365,698	24,178	129,373	753	4,655	—	—	60,822	499,726
4 1953 <sup>(3)</sup>										
1st Quarter	7,660	87,899	5,687	34,272	246	1,586	—	—	13,593	123,757
2nd Quarter	12,247	129,819	7,278	39,522	195	1,405	—	—	19,720	170,746
3rd Quarter	10,649	115,464	7,151	40,176	259	1,805	—	—	18,059	157,445
4th Quarter	8,664	94,488	5,800	32,535	363	2,976	—	—	14,827	129,999
Total, 1953	39,220	427,670	25,916	146,505	1,063	7,772	—	—	66,199	581,947
1954 <sup>(3)</sup>										
1st Quarter	8,434	103,261	5,496	32,733	236	1,895	—	—	14,166	137,890
2nd Quarter	12,722	149,935	8,643	54,557	268	1,736	4,275	44,866	25,908	251,095
3rd Quarter	12,552	151,160	8,901	58,578	320	1,864	6,901	73,102	28,674	284,704

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd 1954. Conventional mortgage loan approvals by the Quebec savings banks are not included in this table.

(2) Includes fire insurance companies, fraternal societies, mutual benefit societies and pension fund associations.

(3) Preliminary.

**TABLE 22. GROSS MORTGAGE LOANS APPROVED BY LENDING INSTITUTIONS AND BANKS<sup>(1)</sup>  
ON NEW NON-FARM RESIDENTIAL CONSTRUCTION BY TYPE OF DWELLING.  
CANADA, 1947 – SEPTEMBER, 1954.**

Period	Single-Family Dwellings		Multiple Family Dwellings		All Dwellings	
	Dwelling Units	Amount \$000	Dwelling Units	Amount \$000	Dwelling Units	Amount \$000
1947	18,336	83,060	8,075	26,107	26,411	109,167
1948	26,701	133,846	10,735	39,758	37,436	173,604
1949	31,378	169,055	11,678	43,273	43,056	212,328
1950	42,296	255,880	13,062	54,277	55,358	310,157
1951	28,146	190,310	10,434	46,005	38,580	236,315
1952	30,945	235,241	14,934	65,668	45,879	300,909
1953						
1st Quarter	6,903	52,761	4,750	23,077	11,653	75,838
2nd Quarter	10,793	84,626	5,328	23,277	16,121	107,903
3rd Quarter	10,287	79,068	4,762	21,124	15,049	100,192
4th Quarter	8,388	67,036	5,086	23,312	13,474	90,348
Total, 1953	36,371	283,491	19,926	90,790	56,297	374,281
1954 <sup>(2)</sup>						
1st Quarter	7,295	59,702	6,089	29,636	13,394	89,338
2nd Quarter	16,277	150,184	6,447	29,317	22,724	179,501
3rd Quarter	19,435	181,521	6,699	30,705	26,134	212,226

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd 1954. Conventional mortgage loan approvals by the Quebec savings banks are not included in this table.

(2) Preliminary.

**TABLE 23. GROSS JOINT, INSURED AND CONVENTIONAL MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS AND BANKS,<sup>(1)</sup> BY TYPE OF LOAN, CANADA, 1949 – SEPTEMBER, 1954.**

Period	Loans on New Non-Farm Residential Construction						Other Property	Total Amount (\$000)
	Joint Loans <sup>(2)</sup>		Conventional Loans		All Loans		Conventional Loans Amount (\$000)	
	Dwelling Units	Amount (\$000)	Dwelling Units	Amount (\$000)	Dwelling Units	Amount (\$000)		
1949	21,912	122,736	21,144	89,592	43,056	212,328	181,518	393,846
1950	40,338	280,060	15,020	30,097	55,358	310,157	213,172	523,329
1951	21,189	141,040	17,391	95,275	38,580	236,315	197,610	433,925
1952	29,508	218,593	16,371	82,316	45,879	300,909	198,817	499,726
1953								
1st Quarter	5,968	45,923	5,685	29,915	11,653	75,838	47,919	123,757
2nd Quarter	10,967	84,418	5,154	23,485	16,121	107,903	62,843	170,746
3rd Quarter	8,618	69,124	6,431	31,068	15,049	100,192	57,253	157,445
4th Quarter	7,056	56,165	6,418	34,183	13,474	90,348	39,651	129,999
Total, 1953	32,609	255,630	23,688	118,651	56,297	374,281	207,666	581,947
1954								
1st Quarter	9,338	73,376	4,056	15,962	13,394	89,338	48,552	137,890
	Insured Loans <sup>(3)</sup>							
2nd Quarter	11,695	113,346	11,029	66,155	22,724	179,501	71,594	251,095
3rd Quarter	18,211	172,411	7,923	39,815	26,134	212,226	72,478	284,704

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd, 1954. Conventional mortgage loan approvals by the Quebec Savings Banks are not included in this table.

(2) Joint loans under the National Housing Act.

(3) Insured loans under the National Housing Act, 1954.

**TABLE 24. GROSS MORTGAGE LOANS APPROVED UNDER THE  
NATIONAL HOUSING ACTS, BY TYPE OF LOAN,  
CANADA, 1949 – OCTOBER, 1954.**

Period	Joint Loans <sup>(1)</sup>		Corporation Loans		Total	
	Dwelling Units	Amount (\$000)	Dwelling Units	Amount (\$000)	Dwelling Units	Amount (\$000)
1949	21,912	122,736	7,124	38,793	29,036	161,529
1950	40,338	280,060	4,865	25,030	45,203	305,090
1951	21,189	141,040	1,823	11,508	23,012	152,548
1952	29,508	218,593	6,910	47,951	36,418	266,544
1953						
January	1,218	9,038	142	797	1,360	9,835
February	2,096	16,326	102	673	2,198	16,999
March	2,654	20,559	71	473	2,725	21,032
April	3,340	25,402	329	2,254	3,669	27,656
May	3,749	29,794	736	4,863	4,485	34,657
June	3,876	29,205	603	4,139	4,479	33,344
July	3,768	28,421	1,825	12,860	5,593	41,281
August	2,241	18,801	607	4,673	2,848	23,474
September	2,608	21,892	601	4,607	3,209	26,499
October	2,200	17,363	1,481	10,393	3,681	27,756
November	2,657	21,376	871	6,235	3,528	27,611
December	2,200	17,436	202	1,555	2,402	18,991
Total, 1953	32,607	255,613	7,570	53,522	40,177	309,135
1954						
January	962	7,709	319	2,076	1,281	9,785
February	1,612	12,993	57	282	1,669	13,275
March	6,764	52,674	732	5,317	7,496	57,991
	Insured Loans <sup>(2)</sup>					
April	1,031	10,339	29	246	1,060	10,585
May	3,603	34,948	38	347	3,641	35,294
June	7,061	68,059	261	1,778	7,322	69,838
July	7,372	68,965	1,115	8,163	8,487	77,128
August	5,535	52,876	109	845	5,644	53,712
September	5,304	50,570	175	1,365	5,479	51,935
October <sup>(3)</sup>	4,678	43,850	102	816	4,780	44,666

(1) Joint loans under the National Housing Act.

(2) Insured loans under the National Housing Act, 1954.

(3) Preliminary.

**TABLE 25. GROSS MORTGAGE LOANS APPROVED UNDER THE NATIONAL HOUSING ACTS,  
BY TYPE OF LENDER, CANADA, 1950 — SEPTEMBER, 1954.**

Year and Quarter	Life Insurance Companies		Trust and Loan Companies <sup>(1)</sup>		Banks		Sub-total		Corporation Loans		Total	
	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000
1950	37,491	259,838	2,847	20,222	—	—	40,338	280,060	4,865	25,033	45,203	305,093
1951	20,199	134,623	990	6,416	—	—	21,189	141,039	1,864	11,316	23,053	152,355
1952	28,463	210,223	1,045	8,370	—	—	29,508	218,593	6,980	47,748	36,488	266,341
1953												
1st Quarter	5,716	43,938	252	1,984	—	—	5,968	45,922	402	2,574	6,370	48,496
2nd Quarter	10,678	82,078	288	2,332	—	—	10,966	84,410	1,677	11,279	12,643	95,689
3rd Quarter	8,386	67,199	232	2,025	—	—	8,618	69,224	3,514	25,573	12,132	94,797
4th Quarter	6,660	53,451	397	2,725	—	—	7,057	56,176	2,620	18,675	9,677	74,851
Total, 1953	31,440	246,666	1,169	9,066	—	—	32,609	255,732	8,213	58,101	40,822	313,833
1954												
1st Quarter	9,277	72,910	61	466	—	—	9,338	73,376	1,108	7,674	10,446	81,050
2nd Quarter	6,582	64,636	382	3,844	4,731	44,866	11,695	113,346	328	2,371	12,023	115,717
3rd Quarter	9,554	90,257	892	9,052	7,765	73,102	18,211	172,411	1,399	10,364	19,610	182,775

(1) Including Fraternal Societies.

**TABLE 26. NUMBER OF DWELLINGS FOR WHICH GROSS MORTGAGE LOANS APPROVED UNDER THE NATIONAL HOUSING ACTS BY TYPE OF BORROWER AND BY TYPE OF LOAN, CANADA, 1949 — SEPTEMBER, 1954.**

Year and Quarter	Housing for Home Ownership			Housing for Rental Purposes					Total
	Owner Applicants	Builders for Sale	Sub-Total	Rental Guarantee	Primary Industries	Limited Dividend Corporation	Other	Sub-Total	
1949	6,473	13,075	19,548	6,621	—	144	2,702	9,467	29,015
1950	11,607	26,092	37,699	4,317	8	94	3,214	7,633	45,332
1951	4,647	13,519	18,166	1,213	8	174	3,451	4,846	23,012
1952	5,794	19,455	25,249	3,607	—	841	6,721	11,169	36,418
1953									
1st Quarter	1,061	3,630	4,691	193	12	50	1,424	1,679	6,370
2nd Quarter	2,896	5,887	8,783	794	0	184	2,882	3,860	12,643
3rd Quarter	2,606	5,736	8,342	1,550	0	167	2,073	3,790	12,132
4th Quarter	1,522	4,558	6,080	627	1	920	2,049	3,597	9,677
Total, 1953	8,085	19,811	27,896	3,164	13	1,321	8,428	12,926	40,822
1954									
1st Quarter	1,157	5,122	6,279	472	—	252	3,443	4,167	10,446
2nd Quarter	3,066	7,655	10,671	—	—	240	1,112	1,352	12,023
3rd Quarter	4,243	11,423	15,666	62	107	1,026	2,759	3,944	19,610

**TABLE 27. LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACTS, ANALYSIS OF GROSS LOANS  
APPROVED SHOWING NUMBER OF DWELLINGS BY TYPE OF DWELLING,  
CANADA, 1951 — SEPTEMBER, 1954.**

Type of Dwelling	Number of Dwellings								
	1951	1952	1953				1954		
			1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter
Single 1-Storey	9,761	16,013	3,347	6,328	5,915	4,723	4,846	8,420	12,675
Single 1½-Storey									
Finished	3,228	4,333	618	1,236	1,120	809	522	858	1,078
Unfinished	1,438	1,441	229	335	315	201	140	170	281
Single 2-Storey	1,836	1,673	214	650	479	215	234	468	429
Single Split-Level	—	—	—	—	—	—	—	5	288
Apartments	4,204	9,852	1,466	3,366	3,577	2,374	3,905	1,261	2,687
Other	2,363	2,554	496	728	726	1,355	799	841	2,172
Total	22,830	35,866	6,370	12,643	12,132	9,677	10,446	12,023	19,610

**TABLE 28. LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACTS, ANALYSIS OF GROSS LOANS  
APPROVED SHOWING AVERAGE AMOUNT OF LOAN PER DWELLING BY TYPE OF DWELLING,  
CANADA, 1951 — SEPTEMBER, 1954.**

Type of Dwelling	Average Amount of Loan per dwelling \$								
	1951	1952	1953				1954		
			1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter
Single 1-Storey	6,823	8,045	8,330	8,293	8,467	8,646	9,025	10,023	9,984
Single 1½-Storey									
Finished	7,399	8,593	8,557	8,360	8,790	8,810	9,255	10,265	10,457
Unfinished	6,477	7,737	8,077	8,226	8,386	8,573	8,455	9,479	9,510
Single 2-Storey	7,810	9,046	9,180	9,082	9,182	9,365	9,604	11,358	11,433
Single Split-Level	—	—	—	—	—	—	—	11,553	11,116
Apartments	5,580	5,407	5,805	5,824	6,176	5,830	5,890	5,954	6,084
Other	5,564	6,752	6,055	6,341	7,905	6,873	7,578	9,378	8,258
All Dwellings	6,634	7,329	7,613	7,569	7,814	7,735	7,759	9,613	9,326



**TABLE 29. GROSS FAMILY INCOME<sup>(1)</sup>, AVERAGE LOAN, DOWN PAYMENT, AND DWELLING COST FOR LOANS FOR HOME OWNERSHIP, NATIONAL HOUSING ACTS, 1951 — SEPTEMBER, 1954.**

Size of Gross Family Income	Number of Borrowers				
	1951	1952	1953	1954 <sup>(2)</sup>	
				N.H.A.	N.H.A. <sup>(3)</sup> 1954
Under \$2,099	37	9	6	1	2
\$2,100-\$2,399	146	32	15	4	1
\$2,400-\$2,699	736	166	100	14	1E
\$2,700-\$2,999	1,441	397	227	37	24
\$3,000-\$3,499	4,163	2,557	1,830	309	344
\$3,500-\$3,999	3,381	4,231	4,494	965	1,103
\$4,000-\$4,999	3,905	5,841	9,687	3,229	3,036
\$5,000 and over	4,117	6,023	9,916	3,624	5,120
Total	17,926	19,256	26,275	8,183	9,641
Average Income (\$)	4,250	4,695	4,961	5,198	5,477
Average Down Payment (\$)	3,929	3,117	3,242	3,418	2,815
Average Amount of Loan (\$)	7,019	8,234	8,496	9,056	10,098 <sup>(4)</sup>
Average Cost of Dwelling (\$) <sup>(5)</sup>	10,948	11,351	11,738	12,474	12,711

(1) Gross Family Income includes the total income of all dependents of the head of the family.

(2) First nine months only. Data include home-owner loan applicants and purchasers of dwellings sold by builders..

(3) The National Housing Act, 1954, came into force on March 22nd, 1954.

(4) Including mortgage loan insurance fee.

(5) As estimated by loan applicant.

**TABLE 30.** GROSS NUMBERS OF PROJECTS AND DWELLINGS FOR WHICH RENTAL GUARANTEE UNDERTAKINGS ISSUED UNDER THE NATIONAL HOUSING ACTS, BY TYPE OF LOAN, CANADA, 1949 — SEPTEMBER, 1954.

Period	With Loans Under the N.H.A.		With Conventional Loans		Total	
	Number of Projects	Number of Units	Number of Projects	Number of Units	Number of Projects	Number of Units
1949	50	3,737	86	3,050	136	6,787
1950	35	3,697	21	973	56	4,670
1951	17	1,746	10	349	27	2,095
1952	47	3,917	1	44	48	3,961
1953						
1st Quarter	7	278	—	—	7	278
2nd Quarter	12	575	1	28	13	603
3rd Quarter	23	2,107	—	—	23	2,107
4th Quarter	7	472	—	—	7	472
Total, 1953	49	3,432	1	28	50	3,460
1954						
1st Quarter	2	37	—	—	2	37
2nd Quarter	1	288	—	—	1	288
3rd Quarter	1	24	1	33	2	57
Total, 1949 — Sept., 1954	202	16,878	120	4,477	322	21,355

**TABLE 31. CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT,  
1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND  
UNDER CONSTRUCTION, AND EXPENDITURES, CANADA,  
SEPTEMBER 23, 1943 — SEPTEMBER, 1954.**

Period	Number of Dwellings			Expenditures on Dwellings Completed, Current Construction, Repairs and Other Services (\$000)
	Started	Completed	Under Construction (At End of Period)	
Sept. 23, 1943 — Dec. 31, 1946	4,794	2,529	2,265	24,413
1947	1,963	1,978	2,250	15,348
1948	1,884	1,932	2,202	12,636
1949	2,483	2,062	2,623	12,617
1950	2,311	2,149	2,785	12,330
1951	1,845	2,165	2,445	11,136
1952	1,278	1,644	2,099	8,311
1953				
1st Quarter	115	508	1,706	2,655
2nd Quarter	455	338	1,823	1,133
3rd Quarter	834	290	2,367	2,836
4th Quarter	423	458	2,332	3,393
Total, 1953	1,827	1,594	—	10,017
1954				
1st Quarter	164	567	1,929	2,324
2nd Quarter	418	401	1,946	1,170
3rd Quarter	519	361	2,104	2,329
Total, 1943 — September, 1954	19,486	17,382	—	112,631

**TABLE 32. LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929 — SEPTEMBER, 1954.**

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	3,385
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	71	123	161	62	1,884	4,763	1,905	4,948
1951	64	136	89	43	1,514	4,286	1,532	4,465
1952	38	95	110	80	1,526	4,886	1,544	5,061
1953								
1st Quarter	6	19	20	11	329	1,289	332	1,319
2nd Quarter	10	35	18	10	357	1,375	356	1,420
3rd Quarter	31	64	63	33	703	2,421	712	2,518
4th Quarter	15	33	59	22	669	2,414	673	2,469
Total, 1953	62	151	160	76	2,058	7,499	2,073	7,726
1954								
1st Quarter	14	25	49	24	367	1,413	372	1,462
2nd Quarter	19	66	15	4	304	1,232	309	1,302
3rd Quarter	27	74	43	24	751	2,909	794	3,007
Total, 1929 — Sept., 1954	— <sup>(2)</sup>	— <sup>(2)</sup>	— <sup>(2)</sup>	— <sup>(2)</sup>	— <sup>(2)</sup>	— <sup>(2)</sup>	42,518	101,541

(1) Because the loan on a single mortgage may be applied for several purposes, the number of loans referred to in the total column 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 33. LENDING OPERATIONS UNDER THE FARM IMPROVEMENT  
LOANS ACT, 1944, CANADA, MARCH, 1945 — JUNE, 1954.**

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	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	18,161
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	656	919	796	43,422	44,427	44,775	45,879
1950	511	798	967	850	57,491	61,774	58,969	63,422
1951	587	944	1,155	1,097	73,322	83,286	75,064	85,327
1952	563	956	1,326	1,278	81,447	96,059	83,336	98,293
1953								
1st Quarter	73	131	209	205	11,236	12,473	11,518	12,809
2nd Quarter	222	471	418	398	27,737	29,015	28,377	29,884
3rd Quarter	247	505	501	486	28,857	38,378	29,605	39,369
4th Quarter	180	372	476	458	13,810	15,011	14,466	15,841
Total, 1953	722	1,479	1,604	1,547	81,640	94,877	83,966	97,903
1954								
1st Quarter	68	158	258	262	8,635	9,197	8,961	9,617
2nd Quarter	156	344	358	363	20,685	21,018	21,199	21,725
Total, March, 1945 — June, 1954	4,363	6,938	8,156	7,342	433,569	468,640	446,088	482,920

**TABLE 34. OPERATIONS UNDER THE QUEBEC HOUSING ACT,<sup>(1)</sup>  
NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED,  
AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — SEPTEMBER, 1954.**

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	4,184	25,494	7,783	1,860	4,912
1951	5,239	37,333	11,235	2,144	6,437
1952	3,966	26,367	7,564	1,893	4,575
1953					
1st Quarter	2,065	15,119	4,744	2,297	2,282
2nd Quarter	862	6,290	1,858	2,155	928
3rd Quarter	776	6,272	2,012	2,593	877
4th Quarter	852	6,823	1,519	1,783	959
Total, 1953	4,555	34,504	10,133	2,224	5,046
1954					
1st Quarter	844	6,663	1,975	1,990	922
2nd Quarter	1,793	12,484	3,383	1,886	1,951
3rd Quarter	1,073	8,437	2,463	2,295	1,121
Total, January, 1948 — September, 1954	23,869	162,828	48,090	4,296	27,491

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

**TABLE 35. NUMBER OF MORTGAGES REGISTERED AND DISCHARGED AND  
REAL ESTATE TRANSFERS REGISTERED,  
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,  
1945 — SEPTEMBER, 1954.**

Period	Mortgages Registered		Mortgages Discharged		Real Estate Transfers Registered	
	Greater Toronto	Ontario	Greater Toronto	Ontario	Greater Toronto	Ontario
1945	17,638	52,517	17,667	57,539	28,231	132,533
1946	22,289	69,048	21,770	66,341	36,085	173,177
1947	24,095	73,543	22,485	64,744	32,762	151,005
1948	29,527	86,754	23,301	66,067	35,724	153,482
1949	39,093	104,403	25,483	68,336	39,887	156,283
1950	41,770	110,177	27,289	73,400	45,080	167,005
1951	41,645	109,737	27,931	75,410	43,942	162,702
1952						
1st Quarter	8,120	21,466	6,324	16,727	7,753	29,112
2nd Quarter	11,748	31,057	7,973	21,091	12,021	45,136
3rd Quarter	11,532	30,486	7,548	19,960	11,585	43,499
4th Quarter	11,791	31,172	8,709	23,030	12,195	45,790
Total, 1952	43,191	114,181	30,554	80,808	43,554	163,537
1953						
1st Quarter	9,236	24,561	7,116	18,798	9,433	34,777
2nd Quarter	13,318	35,476	8,476	22,387	14,125	52,167
3rd Quarter	12,814	34,047	8,005	21,189	13,023	48,139
4th Quarter	13,502	35,865	8,729	23,069	12,987	47,956
Total, 1953	48,870	129,949	32,326	85,443	49,568	183,039
1954 <sup>(1)</sup>						
1st Quarter	10,397	27,032	7,755	20,163	9,868	36,512
2nd Quarter	14,763	38,384	9,012	23,431	14,408	53,309
3rd Quarter	16,103	41,868	9,875	25,675	13,563	36,620

(1) Preliminary.

### Section 3. Population and Income

**TABLE 36. NET FAMILY FORMATION AND NUMBER OF FAMILIES,  
CANADA, 1945 — SEPTEMBER, 1954.**  
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces <sup>(1)</sup>	Net Migration of Married Females	Net Family Formation <sup>(2)</sup>	Number of Families <sup>(3)</sup>
1945	108.0	48.6	5.1	— 3.6	50.3	2,786.3
1946	134.1	48.6	7.7	27.1	103.9	2,890.2
1947	127.3	49.9	8.2	3.3	71.8	2,962.0
1948	123.3	51.5	6.9	15.1	79.3	3,041.3
1949	123.9	53.0	5.9	9.8	74.1	3,188.6
1950	124.8	53.9	5.2	5.7	70.7	3,259.3
1951	128.2	54.9	5.2	27.1	94.9	3,354.2
1952						
1st Quarter	16.6	14.2	—	6.5	7.5	3,361.7
2nd Quarter	30.7	13.9	—	8.6	24.0	3,385.7
3rd Quarter	45.9	12.9	—	5.3	36.9	3,422.6
4th Quarter	34.0	14.2	—	4.8	23.2	3,445.8
Total, 1952	127.2	55.2	5.6	25.2	91.6	—
1953						
1st Quarter	17.3	14.8	—	2.0	3.1	3,448.9
2nd Quarter	29.5	14.0	—	7.8	21.9	3,470.8
3rd Quarter	47.3	13.2	—	5.8	38.4	3,509.2
4th Quarter	39.3	14.2	—	5.6	29.3	3,538.5
Total, 1953	133.4	56.2	6.1	21.2	92.3	—
1954						
1st Quarter	19.9	14.8	—	2.3	5.9	3,544.4
2nd Quarter	27.6	13.2	—	8.2	21.1	3,565.5
3rd Quarter	43.7	12.1	—	4.8	34.9	3,600.4

(1) Quarterly data not available.

(2) Adjusted prior to June, 1951 to agree with 1951 census. Quarterly data include an allowance for divorces.

(3) As at end of period (see p. 109.)



**TABLE 37. NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES, IMMIGRATION AND  
TOTAL POPULATION, CANADA,<sup>(1)</sup> 1945 – OCTOBER, 1954.**

Period	Births	Deaths	Marriages	Divorces <sup>(2)</sup>	Immigration	Population <sup>(3)</sup> (000)
1945.....	289,364	113,623	108,222	5,076	22,722	12,072
1946.....	331,471	115,188	134,331	7,683	71,719	12,292
1947.....	359,943	117,913	127,483	8,199	64,127	12,551
1948.....	348,226	119,613	123,508	6,881	125,414	12,823
1949.....	367,092	124,567	124,087	5,934	95,217	13,447
1950.....	372,009	124,220	125,083	5,208	73,912	13,712
1951.....	381,092	125,823	128,408	5,163	194,391	14,009
1952.....	395,956	124,816	127,390	5,562	164,498	14,624
1953 <sup>(3)</sup>						
1st Quarter.....	93,459	33,076	17,331	—	22,937	14,692
2nd Quarter.....	102,845	32,263	29,450	—	55,399	14,781
July.....	37,462	10,319	17,602	—	19,697	—
August.....	34,882	9,907	14,048	—	14,594	—
September.....	35,572	11,090	15,601	—	12,471	—
3rd Quarter.....	107,916	31,316	47,251	—	46,762	14,893
October.....	38,032	10,547	15,423	—	18,624	—
November.....	34,557	9,439	13,820	—	13,916	—
December.....	34,176	10,641	10,091	—	11,230	—
4th Quarter.....	106,765	30,627	39,334	—	43,770	15,005
Total, 1953.....	410,985	127,282	133,366	6,055 <sup>(3)</sup>	168,868	—
1954 <sup>(3)</sup>						
1st Quarter.....	105,016	33,135	19,882	—	28,223	15,105 <sup>(4)</sup>
2nd Quarter.....	107,253	30,514	27,608	—	57,542	15,239
July.....	37,200	9,525	15,201	—	15,839	—
August.....	37,837	9,612	13,255	—	14,270	—
September.....	37,451	9,535	15,272	—	10,979	—
3rd Quarter.....	112,488	28,672	43,728	—	41,088	15,364
October.....	37,450	10,384	15,198	—	11,256	—

(1) Excluding Newfoundland for the period 1945–1948.

(2) Monthly data not available.

(3) Preliminary.

(4) Estimated.

**TABLE 38. NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP  
1945 — SEPTEMBER, 1954.**

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,015	10,541	14,556	3,686	4,480	8,166	22,722
1946	6,694	13,789	20,483	36,457	14,779	51,236	9,678	37,145	46,823	10,805	14,091	24,896	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	26,655	23,467	50,122	6,780	7,225	14,005	64,127
1948	25,837	41,253	67,090	24,594	33,730	58,324	50,882	42,851	93,733	16,208	15,473	31,681	125,414
1949	20,600	30,562	51,162	20,411	23,644	44,055	37,193	31,268	68,461	13,969	12,787	26,756	95,217
1950	16,042	24,945	40,987	15,230	17,695	32,925	29,022	23,105	52,127	11,965	9,820	21,785	73,912
1951	48,046	72,120	120,166	37,028	37,197	74,225	90,618	51,031	141,649	29,548	23,194	52,742	194,391
1952	35,441	54,408	89,849	35,285	39,364	74,649	62,972	51,298	114,270	26,877	23,351	50,228	164,498
1953													
1st Quarter	4,588	7,168	11,756	4,977	6,204	11,181	8,612	8,282	16,894	3,144	2,899	6,043	22,937
2nd Quarter	12,253	19,148	31,401	10,991	13,007	23,998	22,396	16,059	38,455	9,005	7,939	16,944	55,399
3rd Quarter	10,100	15,946	26,046	9,610	11,106	20,716	20,110	15,296	35,406	5,936	5,420	11,356	46,762
4th Quarter	8,286	13,935	22,221	9,431	12,118	21,549	15,859	15,931	31,790	6,362	5,618	11,980	43,770
Total, 1953	35,227	56,197	91,424	35,009	42,435	77,444	66,977	55,568	122,545	24,447	21,876	46,323	168,868
1954													
1st Quarter	6,068	9,420	15,488	5,769	6,966	12,735	11,957	9,555	21,512	3,531	3,180	6,711	28,223
2nd Quarter	12,945	20,273	33,218	11,487	12,837	24,324	25,967	17,707	43,674	7,251	6,617	13,868	57,542
3rd Quarter	8,582	15,062	25,644	7,973	9,471	17,444	18,815	13,118	31,933	4,829	4,326	9,155	41,088

**TABLE 39. GROSS NATIONAL PRODUCT, PERSONAL INCOME AND PERSONAL SAVINGS,  
CANADA, 1945 — SEPTEMBER, 1954.**  
(Millions of Dollars)

Period	G.N.P.	Personal Income		Personal Disposable Income		Personal Savings	
		Total	Farm <sup>(1)</sup>	Total	Per Capita \$	Total	Farm Inventory Change
1945.....	11,850	9,239	940	8,430	698	1,619	—231
1946.....	12,026	9,761	1,090	8,965	792	988	—57
1947.....	13,768	10,390	1,161	9,599	765	426	—79
1948.....	15,613	11,943	1,627	11,121	867	1,009	—65
1949.....	16,462	12,757	1,600	11,968	890	1,005	—72
1950.....	18,203	13,414	1,402	12,674	924	645	131
1951.....	21,474	15,673	2,108	14,663	1,048	1,390	354
1952.....	23,185	17,132	1,860	15,809	1,092	1,406	237
1953							
1st Quarter.....	5,321	3,935	—6	3,577	243	99	—269
2nd Quarter.....	5,789	4,222	114	3,806	255	—5	—184
3rd Quarter.....	7,225	5,483	1,287	5,160	348	1,498	882
4th Quarter.....	6,015	4,456	221	4,121	276	—93	—378
Total, 1953	24,350	18,096	1,616	16,664	1,122	1,499	51
1954							
1st Quarter.....	5,376	4,133	62	3,793	251	214	—196
2nd Quarter.....	5,832	4,379	159	3,994	262	62	—84
3rd Quarter.....	6,579	5,010	683	4,675	304	893	434

(1) Net Income received by farm operators from farm production, excluding the undistributed earnings (and the inventory valuation adjustment) of the Canadian Wheat Board.

## Section 4. Building Materials

**TABLE 40.** INDEXES OF PRODUCTION AND INDEXES OF DOMESTIC DISAPPEARANCE  
OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS  
AND TOTAL, CANADA, 1945 – SEPTEMBER, 1954.  
(1949=100)

Period	Production			Domestic Disappearance		
	Lumber	Other Construction Materials	Total	Lumber	Other Construction Materials	Total
1945	76.3	57.6	68.8	—	53.5	—
1946	85.2	66.9	78.2	—	63.3	—
1947	99.4	82.0	92.3	—	73.7	—
1948	99.9	88.6	95.3	—	84.4	—
1949	100.0	100.0	100.0	100.0	100.0	100.0
1950	109.8	106.7	108.6	82.7	107.2	96.5
1951	110.5	111.6	110.9	98.5	107.2	103.5
1952	107.4	102.8	105.6	100.8	105.0	102.9
1953						
January	98.5	98.7	98.6	83.2	92.5	88.5
February	96.7	102.8	99.2	108.0	94.5	100.2
March	126.6	112.2	120.8	107.3	109.1	105.7
April	90.9	113.0	99.8	74.1	109.0	94.1
May	134.3	115.5	126.7	148.9	114.8	129.4
June	160.5	122.8	145.2	190.3	114.5	147.0
July	150.3	123.6	139.4	204.0	120.2	156.0
August	144.7	124.3	136.5	165.7	118.9	138.9
September	122.4	131.8	126.2	161.6	119.5	137.5
October	94.3	134.1	110.4	124.1	108.5	115.2
November	72.1	106.9	86.2	102.1	106.2	104.4
December	83.3	90.6	88.4	57.9	79.6	70.3
Annual Average	114.6	114.7	114.8	127.3	107.3	115.6
1954						
January	83.6	94.2	87.9	62.9	78.7	71.9
February	106.4	102.7	104.9	62.0	85.9	75.7
March	120.4	110.0	116.9	74.3	101.1	89.7
April	69.3	114.1	87.4	131.3	100.3	113.5
May	119.2	118.6	119.0	167.8	121.3	141.1
June	152.4	127.9	142.5	179.0	132.9	164.4
July	152.6	119.4	139.2	205.7	91.7	140.4
August	148.5	132.8	142.1	169.3	135.1	149.7
September	133.8	133.2	133.6	188.7	138.3	159.8

**TABLE 41. PRODUCTION OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — SEPTEMBER, 1954.  
(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	Gypsum Plaster <sup>(1)</sup>
	Millions of Ft. B.M.	Thousands of Ft. B.M.	Millions of Sq. Ft. $\frac{1}{4}$ " B.	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
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	5,915.4	79,500	227.7	230.6	174.0	160.8
1950	6,495.0	87,800	227.3	227.4	218.9	168.5
1951	6,553.9	84,500	292.4	230.7	214.7	164.3
1952	6,948.7	55,000	243.0	232.3	228.6	164.8
1953						
1st Quarter	1,585.9	15,000	65.1	58.7	60.7	61.8
2nd Quarter	1,901.3	13,500	65.0	61.7	65.6	63.7
3rd Quarter	2,058.0	18,250	71.8	60.5	78.5	82.0
4th Quarter	1,230.9	18,250	76.8	74.1	68.1	70.3
Total, 1953	6,676.1	65,000	278.7	255.0	272.9	277.8
1954						
1st Quarter	1,526.4	16,500 <sup>(3)</sup>	73.1	57.9	62.5	64.8
2nd Quarter	1,682.6	14,250 <sup>(3)</sup>	71.4	72.6	74.0	71.4
3rd Quarter	2,143.8	22,125 <sup>(3)</sup>	78.6	69.8	106.0	94.8

(1) Data for 1953 are estimated (see p. 110).

(2) Data for 1945 are not available.

(3) Estimated.

**TABLE 41. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — SEPTEMBER, 1954—Continued.**  
(In Units Specified)

Period	Plumbing and Heating Equipment				Builders' <sup>(1)</sup> Hardware
	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	
	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	(\$000)
1945	13.6	7,179.1	128.8	57.2	4,328.5
1946	14.3	8,006.9	138.4	76.6	5,596.8
1947	18.1	8,726.7	157.7	121.0	5,903.9
1948	18.2	8,644.9	190.0	146.7	9,776.8
1949	15.5	7,163.1	192.2	185.2	10,090.4
1950	20.2	7,250.1	194.2	200.1	10,656.0
1951	19.2	7,489.1	172.7	226.8	14,914.0
1952	10.8	5,324.1	169.4	211.5	10,343.2
1953					
1st Quarter	4.4	1,707.5	48.2	75.0	2,969.6
2nd Quarter	4.3	1,819.3	42.9	82.9	3,047.5
3rd Quarter	3.9	1,197.2	35.9	66.5	2,838.7
4th Quarter	3.6	1,731.0	49.4	75.6	2,997.5
Total, 1953	16.2	6,455.0	176.4	300.0	11,853.3
1954					
1st Quarter	3.1	3,154.2	46.9	55.5	2,993.7
2nd Quarter	3.0	1,336.5	37.0	73.7	3,156.9
3rd Quarter	2.2	1,079.5	42.1	61.1	3,024.6

(1) Data for 1952 and 1953 are estimated (see p. 110).

**TABLE 41. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 – SEPTEMBER, 1954—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
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	16.7	75.3	131.6	139.1	166.7	201.1
1951	17.0	79.5	234.6	127.5	116.7	195.8
1952	18.5	87.3	235.7	102.8	109.4	121.7
1953						
1st Quarter	5.0	19.9	61.3	37.7	35.9	43.5
2nd Quarter	5.7	30.7	65.1	38.9	58.0	45.0
3rd Quarter	6.0	33.4	69.2	36.3	50.5	35.9
4th Quarter	5.8	29.8	71.9	38.9	60.7	41.7
Total, 1953	22.5	113.8	267.5	151.8	205.1	166.1
1954						
1st Quarter	5.0	20.3	47.7	39.9	50.1	49.2
2nd Quarter	6.0	32.0	73.8	38.7	44.7	48.3
3rd Quarter	5.9	29.7	112.6	38.2	55.1	38.0

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

**TABLE 41. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — SEPTEMBER, 1954—Continued.**  
(In Units Specified)

Period	Asphalt Products			Non-Metallic Sheathed Electrical Cable <sup>(2)</sup>	Mineral Wool	
	Asphalt Shingles <sup>(1)</sup>	Tar and Asphalt Felts	Asphalt Floor Tiles <sup>(2)</sup>		Batts	Granulated and Loose
	Thousands of Squares	Thousands of Tons	(\$000)		Millions of Sq. Ft.	Millions of Cu. Ft.
1945	1,432.2	29.5	—	—	34.4	5.4
1946	1,982.6	38.1	—	45.4	54.8	10.1
1947	2,085.6	46.7	—	67.0	82.3	9.8
1948	2,040.3	45.3	19,351	81.1	93.4	10.1
1949	2,531.0	39.9	16,970	87.2	137.8	14.8
1950	2,803.0	48.5	17,257	107.8	151.0	14.0
1951	2,506.0	48.8	16,528	91.4	148.0	11.4
1952	2,525.0	47.8	16,217	86.6	158.4	11.0
1953						
1st Quarter	532.6	10.3	4,367	26.0	34.8	2.3
2nd Quarter	751.6	8.9	4,418	27.3	38.2	2.1
3rd Quarter	1,033.3	12.4	3,606	25.0	58.4	3.0
4th Quarter	565.3	14.6	3,309	27.5	52.4	3.4
Total, 1953	2,882.8	46.2	15,700	105.8	183.8	10.8
1954						
1st Quarter	514.7	9.9	4,030	23.6	31.8	1.9
2nd Quarter	755.8	10.3	4,040	22.4	41.4	1.8
3rd Quarter	1,116.5	14.0	4,048	23.0	62.8	3.0

(1) Includes Siding.

(2) Data not available prior to 1948.

(3) Data not available for 1945.



**TABLE 41. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — SEPTEMBER, 1954—*Concluded*.  
(In Units Specified)**

Period	Clay Products				Paints and Varnishes
	Building Brick <sup>(1)</sup>	Flue Linings <sup>(2)</sup>	Vitrified Sewer Pipe <sup>(2)</sup>	Structural Tile	
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	(\$000)
1945	190.9	—	—	90.2	46,198
1946	274.1	940.1	3,055.9	134.4	55,180
1947	295.4	1,025.0	3,959.1	150.2	67,584
1948	316.7	1,197.6	5,066.7	157.3	78,999
1949	338.0	1,213.0	4,363.0	172.5	78,552
1950	365.7	1,309.8	4,900.9	184.0	87,627
1951	386.1	1,465.8	3,943.7	191.8	98,602
1952	361.3	1,251.5	4,563.4	202.7	106,714
1953					
1st Quarter	87.6	378.9	1,219.5	43.7	25,662
2nd Quarter	108.0	362.4	1,360.4	45.3	33,794
3rd Quarter	123.6	318.7	1,358.3	41.8	27,819
4th Quarter	120.7	296.0	1,331.5	50.8	22,468
Total, 1953	439.9	1,356.0	5,269.7	181.6	109,643
1954					
1st Quarter	96.3	370.8	1,229.6 <sup>(3)</sup>	45.8	23,719 <sup>(3)</sup>
2nd Quarter	118.3	483.5	1,530.1	43.3	32,346
3rd Quarter	141.9	482.6	1,385.8	45.4	25,883

(1) Data on production of building brick for the period 1949–1951 are estimated (see p. 110).

(2) Data for 1945 are not available.

(3) Revised.

**TABLE 42. SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1949 — SEPTEMBER, 1954.  
(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 Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	14.7	.7	196.1	1.2	160.3	18.1	129.5	1.2	186.6	12.1
1950	18.8	1.6	180.1	1.8	199.3	18.3	138.3	1.5	168.5	10.2
1951	17.5	3.2	156.9	2.2	218.2	54.1	108.2	13.2	103.7	24.4
1952	11.8	1.1	151.3	4.5	217.8	35.6	105.6	10.5	118.6	18.8
1953										
1st Quarter	2.7	2.8	45.6	2.9	55.3	45.1	32.5	15.3	36.2	18.2
2nd Quarter	2.8	4.4	41.3	2.9	71.1	43.6	35.0	18.3	49.1	34.0
3rd Quarter	4.9	3.5	42.0	1.5	64.7	41.5	44.6	10.1	57.0	27.5
4th Quarter	4.4	2.6	43.6	1.4	52.7	50.0	34.0	14.3	48.1	42.9
Total, 1953	14.8	—	172.5	—	243.8	—	146.1	—	190.4	—
1954										
1st Quarter	2.0	3.9	43.0	2.1	55.5	54.4	30.7	23.2	54.8	48.0
2nd Quarter	2.1	5.2	42.1	.6	61.7	49.9	41.0	21.0	52.4	33.1
3rd Quarter	4.6	3.6	43.0	2.8	61.7	40.7	50.0	9.1	57.0	31.2

**TABLE 42. SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1949 – SEPTEMBER, 1954—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 Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	228.4	1.2	176.4	.7	190.3	.9	315.2	30.1	1,190.5	35.9
1950	226.0	2.6	217.6	2.1	195.3	.9	361.6	22.2	1,295.5	20.6
1951	230.2	2.6	222.3	2.5	197.9	1.0	355.5	38.1	1,325.9	157.3
1952	230.3	4.2	209.7	2.2	204.0	1.3	362.1	27.9	1,282.9	120.8
1953										
1st Quarter	58.9	4.2	60.2	3.8	53.4	1.1	78.2	34.9	357.8	169.2
2nd Quarter	59.5	6.4	64.6	4.8	55.0	1.0	104.2	35.4	380.0	148.9
3rd Quarter	62.2	4.8	81.2	2.0	70.4	1.0	118.0	37.1	449.2	257.9
4th Quarter	71.3	7.5	67.6	3.0	60.4	1.2	117.2	35.5	292.7	312.7
Total, 1953	251.9	—	273.6	—	239.2	—	417.6	—	1,479.7	—
1954										
1st Quarter	58.4	7.0	60.7	4.9	55.6	1.3	81.6	48.8	260.7	141.3
2nd Quarter	69.3	8.7	70.6	8.2	61.1	1.5	116.8	46.1	395.1	181.6
3rd Quarter	71.0	7.4	111.0	3.2	81.8	1.3	150.1	36.6	444.1	119.3

**TABLE 42. SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1949 — SEPTEMBER, 1954—Concluded.  
(In Units Specified)**

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Period	Cement Products				Non-Metallic Sheathed Cable		Mineral Wool			
	Cement		Concrete Blocks				Batts		Granulated and Loose	
	Millions of Barrels of 350 lbs.		Millions of Blocks		Millions of Feet		Millions of Sq. Ft.		Millions of Cu. Ft.	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	15.9	.8	46.1	3.6	85.2	1.4	130.6	2.0	3.8	.1
1950	16.6	.7	60.5	4.1	106.8	1.7	148.3	1.6	13.9	.4
1951	16.9	.9	62.5	7.8	87.2	4.8	148.0	3.2	21.4	.4
1952	18.4	.8	74.1	6.1	87.5	2.4	157.9	3.7	10.9	.5
1953										
1st Quarter	4.0	1.7	12.1	10.7	25.4	2.8	34.1	4.4	2.2	.6
2nd Quarter	6.4	1.0	29.1	8.1	21.9	6.0	37.8	4.8	2.0	.6
3rd Quarter	6.4	.5	27.9	13.6	26.6	4.3	58.8	4.4	3.1	.5
4th Quarter	5.3	.9	23.2	20.2	22.2	3.6	51.8	5.0	3.4	.6
Total, 1953	22.1	—	92.3	—	96.1	—	182.5	—	10.7	—
1954										
1st Quarter	3.8	2.1	11.9	28.6	23.7	6.8	33.8	3.0	2.0	.5
2nd Quarter	6.7	1.4	28.6	32.0	22.8	6.4	41.4	3.0	1.9	.4
3rd Quarter	6.9	3.7	32.0	29.7	27.0	2.4	65.1	.7	2.9	.5

**TABLE 43. IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — SEPTEMBER, 1954.  
(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.
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	7,001	33.8	560	551	1,386.2
1951	9,700	23.1	841	944	2,327.4
1952	12,823	29.0	681	686	3,547.2
1953					
1st Quarter	3,579	10.6	180	245	143.7
2nd Quarter	4,167	12.0	247	433	388.1
3rd Quarter	4,479	10.4	283	421	1,313.8
4th Quarter	4,216	13.8	227	447	637.1
Total, 1953	16,441	46.8	937	1,546	2,482.7
1954					
1st Quarter	3,826	12.2	138	402	154.7
2nd Quarter	4,141	14.0	248	518	315.5
3rd Quarter	4,748	14.9	191	526	1,178.3

**TABLE 43. IMPORTS OF SELECTED BUILDING MATERIALS,**  
**CANADA, 1945 — SEPTEMBER, 1954—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)
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	16.7	139	22.4	1,483	18,213
1951	19.1	352	15.7	1,895	20,825
1952	16.5	434	12.8	1,665	17,223
1953					
1st Quarter	3.9	41	4.0	460	5,165
2nd Quarter	8.6	114	5.3	586	5,799
3rd Quarter	9.7	253	6.2	455	5,407
4th Quarter	8.1	269	6.4	595	4,829
Total, 1953	30.3	677	21.9	2,096	21,200
1954					
1st Quarter	6.0	259	3.1	481	4,840
2nd Quarter	9.0	310	4.2	596	5,604
3rd Quarter	11.4	175	6.5	504	4,636

**TABLE 43. IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — SEPTEMBER, 1954—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.
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	1,035	54	19,754	2,687	68.5
1951	2,295	140	28,808	8,014	69.5
1952	3,681	318	196,863	14,534	36.2
1953					
1st Quarter	1,077	46	325	4,315	9.0
2nd Quarter	1,965	78	10,014	6,743	17.4
3rd Quarter	2,512	92	6,131	9,126	13.4
4th Quarter	2,971	111	44,174	11,057	14.3
Total, 1953	8,525	327	60,644	31,241	54.1
1954					
1st Quarter	1,241	33	7,310	7,300	8.1
2nd Quarter	5,083	142	21,242	11,413	13.2
3rd Quarter	9,031	227	9,480	16,069	11.4

(1) Data for the period 1945–1947 are not available.

**TABLE 44. EXPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — SEPTEMBER, 1954.  
(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
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	3,562.5	16,135	17.6	2,924	96,157
1951	3,433.1	6,140	55.1	2,589	73,941
1952	3,336.6	3,046	48.9	2,113	80,707
<b>1953</b>					
1st Quarter	753.2	1,069	12.9	496	13,072
2nd Quarter	889.0	1,101	14.7	547	24,703
3rd Quarter	879.8	1,110	11.9	528	40,532
4th Quarter	850.2	1,145	8.0	500	28,215
Total, 1953	3,372.2	4,425	47.5	2,071	106,522
<b>1954</b>					
1st Quarter	774.1	966	7.2	398	14,366
2nd Quarter	905.1	1,495	11.5	550	20,560
3rd Quarter	1,259.5	1,436	12.0	638	30,697



**TABLE 44. EXPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — SEPTEMBER, 1954—Concluded.**  
(In Units Specified)

Period	Cement	Building Brick	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Tons	(\$000)
1945	281.9	3.7	447	3,973
1946	114.4	6.1	969	4,407
1947	88.0	4.2	1,423	7,346
1948	73.0	4.9	744	6,235
1949	19.2	4.3	163	3,604
1950	23.9	2.8	102	4,025
1951	2.6	3.8	170	7,998
1952	4.3	3.3	326	3,773
1953				
1st Quarter	.9	.4	26	728
2nd Quarter	4.5	1.1	27	878
3rd Quarter	9.5	1.1	0	1,028
4th Quarter	1.9	1.0	35	940
Total, 1953	16.8	3.6	88	3,574
1954				
1st Quarter	.2	.5	25	780
2nd Quarter	12.5	1.1	61	1,042
3rd Quarter	90.9	1.5	58	889

**TABLE 45. PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS,  
CANADA, 1945 — SEPTEMBER, 1954.  
(Thousands of Tons)**

Period	Structural Steel	Galvanized Sheets	Steel Pipe and Fittings	Wire Nails and Spikes	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings
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	158.0	99.1	152.1	85.3	53.3	87.5
1951	215.4	112.6	163.0	90.3	53.4	130.4
1952	176.7	111.5	138.8	81.7	42.0	83.5
1953						
1st Quarter	57.2	29.4	36.5	13.4	14.2	16.9
2nd Quarter	47.6	26.1	35.7	18.7	13.5	19.9
3rd Quarter	51.9	26.2	29.3	18.3	11.2	23.7
4th Quarter	55.3	27.2	32.1	20.1	12.1	29.3
Total, 1953	212.0	108.9	133.6	70.5	51.0	89.8
1954						
1st Quarter	(1)	26.2	24.4	16.3	14.0	21.7
2nd Quarter	(1)	28.6	28.5	21.7	16.3	27.5
3rd Quarter	(1)	25.1	35.0	20.0	14.4	28.4

(1) Not available.

**TABLE 46. SALES AND STOCK OF SELECTED IRON AND STEEL  
BUILDING MATERIALS, CANADA, 1949 — SEPTEMBER, 1954.  
(Thousands of Tons)**

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	189.3	17.6	91.5	5.6	41.4	6.0
1950	209.3	22.4	84.5	9.4	48.8	4.6
1951	167.3	11.5	88.3	14.9	44.5	4.8
1952	140.0	8.6	78.8	15.1	41.4	4.2
1953						
1st Quarter	35.3	10.6	13.2	15.3	8.2	8.1
2nd Quarter	32.5	13.5	20.9	13.1	10.0	10.0
3rd Quarter	31.8	10.4	20.0	11.4	14.2	6.8
4th Quarter	29.6	13.0	16.8	14.7	11.9	6.8
Total, 1953	129.2	—	70.9	—	44.3	—
1954						
1st Quarter	23.1	14.4	14.2	16.8	7.4	18.3
2nd Quarter	29.3	10.8	22.6	15.9	14.2	10.4
3rd Quarter	37.3	5.3	22.6	13.3	15.5	7.6

**TABLE 47. IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,  
CANADA, 1945 — SEPTEMBER, 1954.  
(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>(1)</sup> and Tubing
	Thousands of Tons	Tons	Tons	Tons	Thousands of Tons	Tons	Tons	Tons
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	170.4	3,471	7,110	167,114	2.2	2.4	1,366	5,853
1951	328.7	10,101	7,774	147,290	3.3	36.8	937	1,679
1952	237.9	5,351	6,609	137,689	6.6	114.2	1,228	1,130
1953								
1st Quarter	51.2	723	2,388	23,948	2.0	0	131	30
2nd Quarter	65.3	853	2,681	37,986	1.6	3.1	46	33
3rd Quarter	72.7	1,273	2,212	18,628	.3	4.0	81	3
4th Quarter	76.1	1,758	1,972	33,197	.9	.5	158	—
Total, 1953	265.3	4,607	9,253	113,759	4.8	7.6	416	66
1954								
1st Quarter	96.5	1,213	2,047	15,398	.3	.1	36	3
2nd Quarter	72.9	2,817	1,430	8,737	.2	.3	28	7
3rd Quarter	67.7	1,999	1,064	14,482	.1	2.7	51	34

(1) Data for 1945 are not available.

**TABLE 48. EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING  
MATERIAL INDUSTRY, CANADA<sup>(1)</sup>  
1946 — SEPTEMBER, 1954.**

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946	84,203	2,704	32.11
1947	97,787	3,439	36.09
1948	104,916	4,165	39.69
1949	109,401	4,726	43.32
1950	114,379	5,253	45.84
1951	121,599	6,232	51.25
1952	114,713	6,442	56.05
1953			
January	116,419	6,177	53.06
February	116,260	6,877	59.15
March	117,398	6,925	58.99
April	118,465	6,976	58.89
May	120,507	7,162	59.43
June	124,304	7,399	59.52
July	128,278	7,550	58.86
August	129,052	7,628	59.11
September	130,493	7,813	59.87
October	129,023	7,828	60.67
November	122,414	7,432	60.71
December	118,215	7,193	60.85
Annual Average, 1953	122,569	7,247	59.13
1954			
January	113,563	6,462	56.90
February	113,797	6,738	59.21
March	114,885	7,059	61.44
April	115,537	7,088	61.34
May	116,136	7,175	61.78
June	122,640	7,345	59.89
July <sup>(2)</sup>	129,462	7,837	60.53
August	131,107	7,945	60.60
September <sup>(2)</sup>	131,033	7,630	58.23

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

(2) Preliminary.

(3) Revised.

**TABLE 49. NON-SEASONAL LAYOFFS IN THE BUILDING MATERIAL INDUSTRY,  
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES  
BY REASON FOR LAYOFF, CANADA,  
MARCH, 1948 — SEPTEMBER, 1954.**

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	68	6,842	1,678	933	4,231
1949	69	3,644	2,339	296	1,009
1950	57	3,355	1,343	800	1,212
1951	58	2,847	935	957	955
1952	56	3,111	2,089	159	863
1953					
1st Quarter	5	334	239	95	—
2nd Quarter	6	183	78	50	55
3rd Quarter	13	638	405	50	183
4th Quarter	25	2,017	974	32	1,011
Total, 1953	49	3,172	1,696	227	1,249
1954					
1st Quarter	19	1,370	260	400	710
2nd Quarter	21	1,099	128	250	721
3rd Quarter	11	471	55	10	406

(1) See p. 111.

**TABLE 50. STRIKES AND LOCKOUTS IN THE BUILDING MATERIAL INDUSTRY,  
CANADA, 1945 — SEPTEMBER, 1954.**

Period	Building Material Industry		
	Number <sup>(1)</sup> of Strikes	Number <sup>(1)</sup> of Workers	Time Lost in <sup>(2)</sup> Working Days
1945.....	17	2,687	10,703
1946.....	23	39,684	1,459,840
1947.....	25	3,037	58,049
1948.....	11	1,187	7,405
1949.....	10	890	11,420
1950.....	19	7,295	69,344
1951.....	23	1,705	19,081
1952.....	17	2,652	25,452
1953			
1st Quarter.....	—	—	—
2nd Quarter.....	3	194	3,450
3rd Quarter.....	4	1,892	9,385
4th Quarter.....	3	967	6,120
Total, 1953.....	10	3,053	18,955
1954			
1st Quarter.....	1	406	900
2nd Quarter.....	6	129	1,506
3rd Quarter.....	2	1,066	4,300

(1) Data relate to strike and lockouts commencing during the period.

(2) Data relate to new strikes and lockouts and to those already in existence.

## Section 5. Building Labour

**TABLE 51. EMPLOYMENT,<sup>(1)</sup> UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY,  
CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA,  
1945 — SEPTEMBER, 1954.  
(In Thousands)**

Period	Persons Employed				Persons Unemployed			Labour Force		
	Construction		Non-Agricultural Industries	All Industries	Con-struction <sup>(2)</sup> Industry	Non-Agricultural Industries	All Industries	Con-struction <sup>(3)</sup> Industry	Non-Agricultural Industries	All Industries
	Occupation <sup>2</sup>	Industry								
1945	—	145	3,277	4,411	—	70	72	—	3,347	4,483
1946	—	241	3,438	4,699	8	113	125	249	3,551	4,824
1947	—	254	3,660	4,823	8	87	91	262	3,747	4,914
1948	259	293	3,738	4,915	9	104	81	302	3,842	4,996
1949	347	348	3,860	4,970	18	136	101	366	3,996	5,071
1950	337	338	3,993	5,043	30	137	139	368	4,130	5,182
1951	325	352	4,175	5,172	19	82	83	371	4,257	5,255
1952	313	344	4,283	5,166	30	130	134	374	4,413	5,301
1953										
March 21	276	284	4,221	5,020	39	168	172	323	4,389	5,192
June 20	330	373	4,397	5,297	16	89	90	389	4,486	5,387
September 19	340	387	4,416	5,314	15	83	84	402	4,449	5,398
December 12	288	330	4,323	5,085	50	183	190	380	4,506	5,275
Annual Average	310	348	4,341	5,189	29	132	136	377	4,468	5,325
1954										
January 23	240	262	4,207	4,962	84	271	280	346	4,478	5,242
February 20	241	260	4,159	4,918	89	302	312	349	4,461	5,230
March 20	239	268	4,134	4,918	85	311	318	353	4,445	5,236
April 17	255	284	4,135	4,954	76	296	303	360	4,431	5,257
May 22	285	335	4,289	5,175	42	212	217	377	4,501	5,392
June 19	312	372	4,380	5,277	32	180	185	404	4,560	5,462
July 24	331	380	4,375	5,384	30	167	172	410	4,542	5,556
August 21	325	388	4,383	5,395	27	172	174	415	4,555	5,569
September 18	307	364	4,389	5,316	28	162	167	392	4,551	5,483

(1) Data for the period 1945-1951 relate to week ending nearest June 1 (see p. 112).

(2) Not available prior to August, 1947.

(3) Not available prior to 1946.



**TABLE 52. EMPLOYMENT IN THE CONSTRUCTION INDUSTRY,  
PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS,  
BY NUMBER OF HOURS WORKED PER WEEK, CANADA,  
MARCH, 1949 — SEPTEMBER, 1954.**

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 (000)
	Less than 15	15-34	35-44	45-54	More than 54		
1949	4.7	5.9	42.8	37.0	9.6	43	13,674
1950	5.8	7.6	46.8	32.3	7.2	41	13,694
1951	5.9	7.8	47.3	30.2	8.7	41	14,355
1952	7.7	7.4	49.1	27.8	8.2	40	13,867
1953							
March 21	9.2	6.3	57.4	22.9	4.2	39	10,936
June 20	2.4	5.4	53.3	28.7	10.2	43	15,954
September 19	2.8	5.2	52.0	29.7	10.3	43	16,541
December 12	5.5	10.9	57.0	21.5	5.2	39	13,000
Annual Average	5.0	6.8	54.9	25.8	7.5	41	14,108
1954							
January 23	13.0	8.0	52.3	22.5	4.2	37	9,595
February 20	5.0	9.1	56.9	20.8	4.2	38	9,851
March 20	7.1	6.4	59.7	21.3	5.5	39	10,538
April 17	5.6	47.5	30.7	12.3	3.9	34	9,737
May 22	3.5	6.6	57.6	24.8	7.5	41	13,828
June 19	3.2	6.7	57.5	23.9	8.7	42	15,440
July 24	4.4	6.0	55.7	25.3	8.6	41	15,702
August 21	4.9	5.9	52.8	26.6	9.8	41	16,069
September 18	5.5	8.0	53.6	24.7	8.2	41	14,965

(1) For qualitative note see p. 112.

**TABLE 53. EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA,<sup>(1)</sup> 1945 – SEPTEMBER, 1954.**

Period	Building Industry			Indexes of Employment (1949 = 100)	
	Number of Persons <sup>(2)</sup> Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945	44,932	1,533	34.03	53.8	88.8
1946	65,386	2,230	33.97	69.5	88.2
1947	88,124	3,322	37.41	85.6	95.7
1948	100,726	4,192	41.41	95.4	99.7
1949	115,453	5,133	44.37	100.0	100.0
1950	121,661	5,653	46.33	102.4	101.5
1951	134,147	7,077	52.76	110.2	108.8
1952	143,796	8,619	59.94	122.5	111.6
1953					
January	136,222	7,331	53.82	111.3	113.0
February	128,781	8,216	63.80	101.9	110.3
March	125,331	8,201	65.44	93.7	110.0
April	125,922	8,158	64.78	95.9	110.0
May	133,793	8,737	65.31	108.5	110.9
June	142,768	9,365	65.59	119.0	112.4
July	150,674	9,809	65.10	138.1	114.9
August	159,107	10,397	65.35	147.0	115.6
September	175,613	11,761	66.97	141.3	116.6
October	172,172	11,836	68.74	138.5	116.9
November	166,349	11,193	67.29	133.9	115.9
December	155,867	10,392	66.67	125.5	114.1
Annual Average	150,467	9,616	64.90	121.2	113.4
1954					
January	142,647	8,347	58.52	114.3	109.9
February	127,089	8,346	65.67	101.8	107.0
March	122,803	8,388	68.30	99.7	106.6
April	122,108	8,220	67.21	99.7	105.6
May	130,098	8,657	66.55	105.9	106.2
June	140,768	8,972	63.74	114.4	109.0
July <sup>(3)</sup>	149,085	9,864	66.16	120.7	111.7
August <sup>(4)</sup>	155,893	10,447	67.00	125.8	112.1
September <sup>(4)</sup>	158,039	10,393	65.76	129.1	112.7

- (1) As reported by employers with 15 or more employees.  
(2) Data for the period 1945–1952 represent annual averages.  
(3) Revised.  
(4) Preliminary.

**TABLE 54. 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 - SEPTEMBER, 1954.**

Period	Number of <sup>(2)</sup> Hourly Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (000)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945	33,770	41.6	1,364	79.4	32.68
1946	52,899	40.4	2,057	82.7	32.28
1947	72,738	40.5	2,867	91.4	35.67
1948	82,341	40.8	3,296	101.6	40.26
1949	93,756	40.1	3,764	107.9	43.27
1950	98,507	39.6	3,907	113.3	44.85
1951	110,188	39.6	4,364	127.1	50.27
1952	119,225	40.9	4,859	142.8	58.50
1953					
January	108,377	33.0	3,575	150.0	49.50
February	104,013	40.6	4,229	153.9	62.48
March	100,652	41.2	4,146	155.9	64.23
April	101,943	40.4	4,120	156.8	63.35
May	110,011	40.8	4,486	157.2	64.06
June	119,458	41.7	4,981	156.1	65.09
July	127,132	41.5	5,276	155.7	64.62
August	136,043	41.9	5,706	156.0	65.36
September	139,784	42.2	5,892	157.5	66.47
October	136,539	42.6	5,814	160.7	68.46
November	130,925	41.4	5,417	160.7	66.53
December	121,601	40.8	4,963	161.3	65.81
Annual Average	119,707	40.7	4,883	156.8	63.82
1954					
January	102,138	33.7	3,443	163.3	55.03
February	90,972	38.5	3,504	165.1	63.56
March	88,654	40.1	3,559	166.0	66.57
April	91,901	39.9	3,667	164.0	65.44
May	98,695	39.6	3,912	163.3	64.67
June	107,005	38.1	4,080	161.5	61.53
July	114,290	40.7	4,651	159.2	64.79
August	116,949	42.0	4,912	156.9	65.90
September	118,600	41.5	4,922	155.5	64.53

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

(2) Refers to employees paid by the hour.

**TABLE 55. LABOUR INCOME IN THE CONSTRUCTION INDUSTRY  
AND TOTAL LABOUR INCOME, CANADA,<sup>(1)</sup>  
1945 — SEPTEMBER, 1954.**

Period	Construction Labour Income (\$ Millions)		Total Labour Income (\$ Millions)	
	Current Dollars	1949 Dollars	Current Dollars	1949 Dollars
1945.....	225	300	4,953	6,604
1946.....	297	383	5,323	6,868
1947.....	405	478	6,221	7,336
1948.....	491	506	7,170	7,392
1949.....	558	558	7,761	7,761
1950.....	565	549	8,311	8,077
1951.....	622	545	9,676	8,518
1952.....	751	647	10,743	9,228
1953				
1st Quarter.....	171	149	2,772	2,403
2nd Quarter.....	207	181	2,897	2,527
3rd Quarter.....	239	207	2,991	2,583
4th Quarter.....	228	196	2,993	2,576
Total, 1953.....	845	733	11,653	10,089
1954				
January.....	56	48	941	813
February.....	54	47	947	818
March.....	54	47	941	815
1st Quarter.....	164	142	2,829	2,446
April.....	59	51	954	825
May.....	67	58	975	844
June.....	70	60	1,000	861
2nd Quarter.....	196	169	2,929	2,530
July.....	77	66	1,010	869
August.....	76	65	1,014	867
September.....	78	67	1,030	881
3rd Quarter.....	221	198	3,054	2,617

(1) Includes Newfoundland from 1949.

**TABLE 56. UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,  
1949 – OCTOBER, 1954.**

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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
1949	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,334	940	10,096	2,357	25,430
1950	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,837	1,368	12,848	2,623	33,685
1951	160	802	877	11,484	185	2,730	39	349	150	902	214	1,550	1,625	17,817	1,832	10,309	3,457	28,126
1952	210	1,417	702	14,935	139	3,342	48	544	205	1,164	315	1,951	1,619	23,353	1,377	14,923	2,996	38,276
1953																		
March	92	2,633	488	31,815	151	5,017	18	771	273	2,023	167	5,119	1,189	47,378	767	35,103	1,956	82,481
June	200	517	754	6,417	277	822	61	162	180	851	448	1,223	1,920	9,992	1,651	10,840	3,571	20,832
September	335	286	699	4,897	144	1,398	128	65	242	600	182	906	1,730	8,152	2,147	10,000	3,877	18,152
December	90	2,521	89	30,169	47	7,528	15	801	75	2,011	195	8,658	511	51,688	147	62,065	658	113,753
Annual Average	192	1,406	442	16,748	150	3,418	52	416	192	1,227	240	3,272	1,268	26,487	1,142	24,489	2,410	50,976
1954																		
January	39	4,439	131	42,787	54	9,063	5	1,317	65	3,025	155	11,553	449	72,184	285	82,186	734	154,370
February	61	4,644	167	44,548	51	8,626	12	1,262	82	3,577	143	11,794	516	74,451	303	84,222	819	158,673
March	82	3,949	146	41,748	62	6,884	17	1,289	74	3,763	137	11,571	518	69,204	278	82,040	796	151,244
April	100	2,676	268	31,625	164	4,682	43	992	58	3,386	288	9,476	921	52,837	1,007	60,686	1,928	113,523
May	86	1,341	394	15,951	229	1,781	64	442	87	2,416	285	5,877	1,145	27,808	813	31,787	1,958	59,595
June	185	932	364	11,454	149	1,371	81	287	82	1,982	260	5,043	1,121	21,069	762	26,216	1,883	47,285
July	196	623	349	8,512	140	1,380	89	173	86	1,531	221	3,828	1,081	16,047	634	20,452	1,715	36,499
August	203	590	351	7,326	108	1,522	69	113	122	1,381	314	3,439	1,167	14,271	825	18,590	1,992	32,861
September	176	504	293	7,376	94	1,967	68	162	143	1,327	270	3,520	1,044	14,856	876	17,835	1,920	32,691
October	158	605	253	8,967	50	3,050	65	320	83	1,432	232	4,623	841	18,997	558	21,455	1,399	40,452

(1) Data for period 1949–1952 are annual averages.

**TABLE 57. APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING<sup>(1)</sup>  
AND GRADUATES, CANADA, 1949 — SEPTEMBER, 1954.**

Period	Bricklaying		Carpentry		Painting and Decorating		Plastering		Plumbing and Steamfitting		Electrical		Sheet Metal		All Trades	
	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates
1949	573	300	1,365	557	230	108	245	98	1,704	573	1,336	495	571	192	6,024	2,323
1950	369	124	1,043	260	165	45	252	70	1,607	523	1,273	357	512	136	5,221	1,515
1951	347	93	967	233	171	28	270	59	1,578	324	1,358	349	594	112	5,285	1,198
1952	321	69	946	215	156	35	264	66	1,647	276	1,494	289	589	113	5,417	1,063
1953																
1st Quarter	371	14	944	37	162	8	227	26	1,767	63	1,628	78	627	20	5,726	246
2nd Quarter	328	18	947	57	169	6	217	15	1,741	93	1,686	62	648	21	5,736	272
3rd Quarter	356	19	983	64	184	12	213	23	1,635	132	1,731	101	639	45	5,741	396
4th Quarter	339	13	974	26	159	3	204	8	1,227	37	1,740	59	540	13	5,183	159
Total, 1953	—	64	—	184	—	29	—	72	—	325	—	300	—	99	—	1,073
1954																
1st Quarter <sup>(2)</sup>	375	22	1,024	45	214	7	241	19	1,563	89	1,891	91	709	27	6,017	300
2nd Quarter <sup>(2)</sup>	354	7	1,012	32	192	7	230	5	1,976	97	1,941	59	743	23	6,448	230
3rd Quarter	388	22	1,017	101	195	12	238	19	1,989	102	2,002	118	768	41	6,597	415

(1) At beginning of period.

(2) Revised.

**TABLE 58. IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE,  
CANADA, 1945 — SEPTEMBER, 1954.**

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Other Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950	303	639	174	37	98	369	40	1,660	448	2,108
1951	1,949	3,087	956	170	662	2,450	300	9,574	973	10,547
1952	1,191	2,217	751	136	404	1,145	201	6,045	986	7,031
1953										
1st Quarter	103	221	98	19	63	146	38	688	193	881
2nd Quarter	378	923	363	59	214	498	116	2,551	411	2,962
3rd Quarter	378	749	249	47	179	522	64	2,188	102	2,290
4th Quarter	292	483	181	46	89	302	64	1,457	113	1,570
Total, 1953	1,151	2,376	891	171	545	1,468	282	6,884	819	7,703
1954										
1st Quarter	243	464	159	27	123	270	55	1,341	83	1,424
2nd Quarter	704	1,279	517	103	278	712	109	3,702	208	3,910
3rd Quarter	662	870	325	47	197	553	66	2,720	88	2,808

**TABLE 59. STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY AND IN ALL INDUSTRIES, CANADA, 1945 – SEPTEMBER, 1954.**

Period	The Building Industry			All Industries		
	Number <sup>(1)</sup> of Strikes	Number <sup>(1)</sup> of Workers	Time Lost <sup>(2)</sup> in Working Days	Number <sup>1</sup> of Strikes	Number <sup>(1)</sup> of Workers	Time Lost <sup>(2)</sup> in Working Days
1945	5	325	2,848	197	96,068	1,457,420
1946	12	892	6,535	228	139,474	4,516,393
1947	32	6,057	44,262	236	104,120	2,397,340
1948	18	3,322	39,546	154	42,820	885,793
1949	13	3,602	41,120	137	51,437	1,063,667
1950	12	2,258	28,836	161	192,153	1,389,039
1951	31	7,260	63,569	373	128,620	901,739
Total, 1952	51	29,687	343,866	222	120,818	2,879,955
1953						
1st Quarter.....	4	1,137	2,247	38	9,108	87,845
2nd Quarter.....	5	1,176	1,859	47	10,339	122,593
3rd Quarter.....	7	1,123	9,132	46	22,016	292,377
4th Quarter.....	3	1,222	6,270	35	12,928	820,114
Total, 1953.....	19	4,658	19,508	166	54,391	1,322,929
1954						
1st Quarter.....	4	509	3,775	43	12,475	223,184
2nd Quarter.....	6	606	7,665	51	12,775	141,786
3rd Quarter.....	8	5,523	67,874	37	14,214	229,903

(1) Data relate to strikes and lockouts commencing during the period.

(2) Data relate to new strikes and lockouts and to those already in existence.



## Section 6. Building Costs

**TABLE 60.** INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES AND COMPOSITE INDEXES OF  
CONSTRUCTION MATERIAL PRICES, CANADA, 1945 — OCTOBER, 1954.  
(1949=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	Non- Residential Building Materials
1945	59.4	80.4	77.1	79.2	88.7	71.1	67.8	64.2	67.5	65.0	71.4
1946	62.7	80.3	80.1	80.3	88.2	76.7	70.6	67.4	72.4	67.8	75.0
1947	75.1	86.4	88.3	94.4	90.9	90.4	80.5	85.0	81.9	79.1	84.5
1948	94.9	96.3	94.8	101.9	98.8	105.8	93.4	97.9	92.9	95.4	95.9
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	108.4	103.4	108.5	97.3	98.8	123.6	101.7	106.4	103.7	106.4	105.0
1951	131.9	110.9	119.7	110.1	106.9	123.8	116.5	122.3	121.8	125.5	118.6
1952	129.1	117.	129.3	108.5	108.8	114.3	119.6	122.3	129.5	124.9	123.2
1953											
1st Quarter	127.7	119.8	133.5	108.9	109.3	113.9	118.0	123.0	131.0	124.6	124.7
2nd Quarter	127.7	119.4	137.0	110.2	109.3	114.4	118.2	122.6	131.0	124.7	124.7
July	128.2	119.4	137.4	113.5	109.1	115.3	117.3	121.0	131.0	124.6	124.7
August	128.1	119.3	137.4	113.9	108.1	115.3	116.8	121.1	131.0	124.4	124.5
September	127.0	119.4	137.4	114.3	108.1	115.3	112.9	121.1	131.9	123.2	123.6
October	126.2	119.4	137.4	114.5	108.1	115.3	112.9	128.1	132.2	122.9	123.8
November	125.9	119.4	137.4	114.5	108.1	115.3	112.9	120.1	132.2	122.5	123.7
December	124.9	120.1	137.4	114.9	108.0	114.0	113.0	120.0	132.1	122.0	123.6
Annual Average	127.2	119.6	136.3	111.9	109.1	114.6	116.2	122.4	131.4	123.9	124.4
1954											
1st Quarter	123.8	120.6	137.4	114.9	108.4	116.3	113.0	118.9	130.6	121.3	123.1
2nd Quarter	123.6	119.1	137.4	115.1	109.2	117.9	112.5	120.8	129.7	121.3	121.6
July	124.9	118.9	137.4	116.6	109.2	122.4	111.4	121.1	130.0	122.0	121.2
August	124.9	118.9	137.4	117.4	109.2	122.4	111.4	118.6	128.5	121.9	120.2
September	124.9	118.9	137.4	117.4	109.2	125.7	112.7	118.6	128.9	122.2	120.4
October	124.9	118.9	137.4	117.6	109.2	125.7	112.7	118.6	128.9	122.2	120.5

**TABLE 61. INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN  
ALL INDUSTRIES, CANADA, 1946 — OCTOBER, 1954.**  
(1949=100)

Period	Bricklayers	Carpenters	Electrician	Painters	Plumbers	Sheet Metal Workers	Truck Drivers	Unskilled Construction Workers	All Construction Workers	All Construction Workers (Including Holiday Pay Allowances)	All <sup>(1)</sup> Industries (Including Holiday Pay Allowances)
1946	76.8	77.9	76.3	76.2	74.3	77.9	70.8	72.0	74.6	75.9	74.8
1947	84.6	85.5	83.4	81.8	80.4	84.8	84.2	83.7	84.0	83.9	85.0
1948	93.1	96.0	94.8	94.4	92.7	95.9	93.7	93.0	94.2	94.2	95.8
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	102.8	106.3	106.8	103.1	103.9	107.0	104.2	104.0	104.8	105.5	103.8
1951	113.9	119.9	118.0	116.1	114.5	118.3	116.0	119.1	118.6	119.4	114.7
1952	121.1	129.6	129.0	126.6	122.1	129.5	125.5	129.6	128.6	129.6	128.2
1953											
1st Quarter	122.8	128.6	129.3	126.8	124.4	129.6	127.1	129.7	128.7	129.8	
2nd Quarter	125.3	130.9	131.0	128.5	126.4	130.8	128.2	130.4	130.1	131.0	
July	125.9	133.0	133.3	130.4	128.0	132.1	130.8	133.3	132.4	133.6	
August	126.0	133.3	133.8	130.7	128.3	132.1	131.1	133.5	132.7	133.9	
September	126.4	134.6	135.6	131.4	130.7	135.4	132.6	135.2	134.2	135.4	
October	127.0	136.3	135.6	133.2	130.9	137.5	135.1	137.8	136.2	137.4	134.8
November	127.0	136.3	135.6	133.4	130.9	137.9	135.1	137.8	136.3	137.5	
December	127.3	136.9	135.7	133.4	131.0	137.9	135.2	138.3	136.6	137.8	
Annual Average	125.3	132.4	132.5	129.9	127.9	132.8	130.5	133.0	132.0	133.2	
1954											
1st Quarter	127.5	136.9	135.8	133.5	131.2	138.2	135.6	138.5	136.8	138.0	
2nd Quarter	128.0	134.1	136.0	134.7	132.0	135.7	136.2	139.4	137.6	138.8	
July	128.4	138.1	136.7	136.2	132.7	139.8	136.8	140.6	138.5	139.7	
August	128.7	138.2	136.9	136.2	133.0	139.9	136.8	140.6	138.6	139.8	
September	128.7	138.2	137.1	136.2	133.1	140.4	136.8	140.8	138.7	139.9	
October	128.7	138.2	137.1	136.2	133.2	140.7	136.9	140.8	138.7	139.9	—(2)

(1) Data for intervening months not available.

(2) Not yet available.

**TABLE 62. COMPOSITE INDEXES OF WAGE RATES AND MATERIAL PRICES IN THE CONSTRUCTION  
INDUSTRY WITH WHOLESALE PRICES OF ALL COMMODITIES, 1945 — OCTOBER, 1954.  
(1949=100)**

Period	Residential Building Materials	Non-Residential Building Materials	All Construction Workers Including Holiday Pay Allowances	Residential Building Materials and Wage Rates	Non-Residential Building Materials and Wage Rates	Wholesale Prices of All Commodities
1945	65.0	71.4	71.5	67.4	71.4	66.6
1946	67.8	75.0	75.9	70.8	75.3	70.0
1947	79.1	84.5	83.9	80.9	84.3	82.3
1948	95.4	95.9	94.2	95.0	95.3	97.5
1949	100.0	100.0	100.0	100.0	100.0	100.0
1950	106.4	105.0	105.5	106.1	105.2	106.5
1951	125.5	118.6	119.4	123.2	118.9	121.1
1952	124.9	123.2	129.6	126.7	125.4	114.0
1953						
1st Quarter	124.6	124.7	129.8	126.5	126.4	111.7
2nd Quarter	124.7	124.7	131.0	127.1	126.9	111.2
July	124.6	124.7	133.6	128.0	127.8	111.6
August	124.4	124.5	133.9	128.0	127.8	112.2
September	123.2	123.6	135.4	127.7	127.7	111.7
October	122.9	123.8	137.4	128.3	128.6	111.3
November	122.5	123.7	137.5	128.1	128.5	110.4
December	122.0	123.6	137.8	127.9	128.6	110.5
Annual Average	123.9	124.4	133.2	127.4	127.4	111.8
1954						
1st Quarter	121.3	123.7	138.0	127.6	128.3	110.6
2nd Quarter	121.3	121.6	138.8	127.8	127.6	109.9
July	122.0	121.2	139.7	128.6	127.7	109.6
August	121.9	120.2	139.8	128.6	127.1	108.8
September	122.2	120.4	139.9	128.8	127.2	108.6
October	122.2	120.5	139.9	128.8	127.3	108.3

**TABLE 63. CONSUMER PRICE INDEX WITH SUB-INDEXES OF RENT,  
HOME OWNERSHIP AND SHELTER COST, CANADA, 1945 – OCTOBER, 1954.**  
(1949=100)

Period	Rent	Home <sup>(1)</sup> Ownership	Shelter <sup>(1)</sup> Cost	Total Consumers' Price Index
1945	91.1	—	—	75.0
1946	91.6	—	—	77.5
1947	94.9	—	—	84.8
1948	98.1	—	—	97.0
1949	100.0	100.0	100.0	100.0
1950	108.2	103.6	106.2	102.9
1951	114.5	114.4	114.4	113.7
1952	120.9	119.3	120.2	116.5
1953				
January	123.5	120.7	122.3	115.7
February	123.8	120.7	122.5	115.5
March	123.9	120.6	122.5	114.8
April	124.2	120.6	122.7	114.6
May	124.3	121.0	122.9	114.4
June	125.5	121.0	123.6	114.9
July	125.9	121.3	123.9	115.4
August	126.2	121.4	124.1	115.7
September	126.3	121.5	124.2	116.2
October	126.9	121.4	124.5	116.7
November	127.2	122.0	125.0	116.2
December	127.7	122.0	125.2	115.8
Annual Average	125.5	121.2	123.6	115.5
1954				
January	128.0	121.9	125.4	115.7
February	128.1	121.8	125.4	115.7
March	128.4	121.8	125.6	115.5
April	128.6	121.7	125.6	115.6
May	128.7	121.8	125.8	115.5
June	129.8	121.8	126.4	116.1
July	130.1	121.9	126.6	116.2
August	130.6	122.3	127.0	117.0
September	130.8	122.4	127.2	116.8
October	131.1	122.5	127.4	116.8

(1) Not available prior to 1949.

**TABLE 64. ESTIMATED COST OF DWELLINGS FINANCED UNDER THE NATIONAL HOUSING ACTS BY TYPE OF DWELLINGS, CANADA, 1953 - SEPTEMBER, 1954.**

Period and Type of Dwelling	Average Estimated Costs <sup>(1)</sup>				Average Finished Floor Area Sq. Ft.	Average Construction Cost Per Square Foot \$
	Land \$	Construction \$	Other \$	Total \$		
1953						
Single 1-Storey	1,178	10,034	453	11,665	1,061	9.45
Single 1½-Storey						
Finished	1,241	10,066	493	11,800	1,218	8.26
Unfinished	1,256	9,480	359	11,095	918 <sup>(2)</sup>	6.61
Single 2-Storey	1,313	11,335	493	13,141	1,347	8.41
Apartment	531	6,963	589	8,083	861	8.09
Other	1,253	12,542	570	14,365	1,645	7.62
1954						
1st Quarter						
Single 1-Storey	1,629	10,262	520	12,411	1,092	9.39
Single 1½-Storey						
Finished	1,795	10,537	609	12,941	1,264	8.33
Unfinished	1,438	9,290	475	11,203	1,169 <sup>(2)</sup>	5.62
Single 2-Storey	1,642	11,316	563	13,521	1,320	8.57
Apartment	703	7,006	537	8,246	838	8.36
Other	953	8,553	348	9,854	1,036	8.26
2nd Quarter <sup>(3)</sup>						
Single 1-Storey	1,628	10,594	247	12,469	1,087	9.74
Single 1½-Storey						
Finished	1,617	10,878	236	12,731	1,248	8.72
Unfinished	1,400	9,865	238	11,503	895	7.22
Single 2-Storey	1,845	12,667	246	14,758	1,383	9.16
Single Split Level	2,475	12,839	220	15,534	1,293	9.93
Apartment	695	6,904	403	8,002	871	7.93
Other	1,299	10,533	201	12,033	1,234	7.79
3rd Quarter <sup>(3)</sup>						
Single 1-Storey	1,674	10,317	241	12,232	1,070	9.66
Single 1½-Storey						
Finished	1,917	10,699	240	12,856	1,249	8.57
Unfinished	1,534	9,562	270	11,366	889	7.23
Single 2-Storey	1,849	12,418	272	14,539	1,400	8.87
Single Split Level	1,978	11,972	289	14,239	1,258	9.52
Apartment	779	6,671	693	8,143	814	8.20
Other	886	8,788	168	9,842	1,400	8.45

(1) Estimated by loan applicants.

(2) Total floor area including unfinished portion averaged 1,434 sq. ft. in 1953 and 1,414 in the first nine months of 1954.

(3) From April 1, 1954, onwards the cost of oil burners is included in "Construction Costs"; prior to that date the cost of this equipment was included in "Other Costs". This change means that construction costs per square foot, are not directly comparable between periods before and after April, 1954.

**TABLE 65. ESTIMATED COST OF SINGLE 1-STOREY DWELLINGS FINANCED UNDER  
THE NATIONAL HOUSING ACTS BY TYPE OF COST,  
CANADA, 1947 — SEPTEMBER, 1954.**

Period	Average Estimated Costs <sup>(1)</sup>				Average Floor Area Sq. Ft.	Average Construction Cost Per Sq. Ft. \$
	Land \$	Construction \$	Other \$	Total \$		
1947	523	5,796	103	6,422	839	6.91
1948	570	6,685	124	7,379	877	7.62
1949	657	7,335	153	8,145	910	8.05
1950	835	8,171	209	9,215	974	8.39
1951	1,030	9,412	320	10,762	1,030	9.13
1952	1,179	9,641	374	11,194	1,024	9.41
1953						
1st Quarter	1,222	9,915	424	11,561	1,061	9.35
2nd Quarter	1,197	10,083	435	11,715	1,061	9.50
3rd Quarter	1,150	10,052	466	11,668	1,055	9.53
4th Quarter	1,155	10,031	483	11,669	1,070	9.38
Annual Average	1,178	10,034	453	11,665	1,061	9.45
1954						
1st Quarter	1,629	10,262	520	12,411	1,092	9.39
2nd Quarter <sup>(2)</sup>	1,628	10,595	247	12,470	1,087	9.74
3rd Quarter <sup>(2)</sup>	1,674	10,317	242	12,233	1,070	9.66

(1) Estimated by loan applicants.

(2) From April, 1954, onwards the cost of oil burners is included in "Construction Costs"; prior to that date the cost of this equipment was included in "Other Costs". This change means that construction costs per square foot are not directly comparable between periods before and after April, 1954.

**TABLE 66. 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 — OCTOBER, 1954.**

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	17	37	26	10	10	7.2
1951	14	35	33	8	10	7.3
1952	17	38	25	9	11	7.3
1953						
January	16	52	21	4	7	6.5
February	13	47	25	7	8	7.1
March	6	48	30	12	4	7.1
April	7	47	31	12	3	7.0
May	8	36	36	12	8	8.1
June	16	28	38	9	9	7.4
July	31	27	22	13	7	6.4
August	27	40	13	11	9	6.4
September	28	53	10	6	3	5.2
October	24	58	10	4	4	5.3
November	21	56	16	3	4	5.7
December	26	53	15	2	4	5.4
Annual Average	19	45	22	8	6	6.3
1954						
January	12	50	28	2	8	6.7
February	9	52	27	6	6	6.9
March	5	56	29	7	3	6.5
April	5	45	31	14	5	7.3
May	14	32	35	13	6	7.2
June	24	24	30	12	10	7.3
July	33	27	20	13	7	6.6
August	32	37	11	12	8	5.9
September	32	48	6	8	6	5.5
October	30	50	9	5	6	5.4

(1) Not available for 1946 and 1947.

## Section 7. Building Industry

**TABLE 67.** BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,  
AND IN ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 1954.

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)
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	20,757	32,113
1951	138	1,352	2,685	28	2,078	2,767	1,349	19,294	32,739
1952	137	1,828	3,261	47	1,009	1,661	1,434	16,910	28,883
1953									
1st Quarter	39	327	868	9	378	533	373	3,814	6,395
2nd Quarter	30	521	948	7	96	223	342	4,469	8,122
3rd Quarter	38	393	813	9	295	442	375	5,197	8,303
4th Quarter	37	686	1,186	10	194	247	527	10,583	18,729
Total, 1953	144	1,927	3,815	35	963	1,445	1,617	24,063	41,549
1954 <sup>(2)</sup>									
1st Quarter	45	730	1,389	11	209	301	602	8,323	14,040
2nd Quarter	34	333	1,054	21	354	532	531	8,006	12,621
3rd Quarter	33	2,223	2,701	9	183	267	441	7,582	11,293

(1) See p. 115.

(2) Preliminary.



**TABLE 68. INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945 — OCTOBER, 1954. (1939=100)**

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949.....	145.8	113.1
1950.....	189.1	139.9
1951.....	277.3	188.6
1952.....	288.5	193.6
1953		
January.....	298.7	191.1
February.....	296.0	186.4
March.....	298.4	187.3
April.....	287.1	176.1
May.....	279.9	174.5
June.....	275.4	170.5
July.....	283.3	176.0
August.....	288.7	177.2
September.....	274.1	166.9
October.....	271.6	165.5
November.....	278.3	168.0
December.....	280.9	167.4
Annual Average.....	284.4	175.6
1954		
January.....	288.5	171.6
February.....	291.8	178.9
March.....	290.1	181.0
April.....	303.8	191.6
May.....	328.4	198.5
June.....	327.3	197.8
July.....	337.1	199.3
August.....	354.5	206.0
September.....	353.6	209.9
October.....	348.6	210.4

### **PART III— SOURCES AND EXPLANATORY NOTES**

## Sources and Explanatory Notes

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

### Part I. Charts

**FIGURE 1.**—Chart based on data shown in Table 1.

**FIGURE 2.**—Chart based on data shown in Tables 41 and 45.

**FIGURE 3.**—Chart based on data shown in Tables 60-62.

### Part II. Tabular Material

**TABLE 1.** Sources of data shown in Table 1 are as follows:

1945	<i>Housing Statistics</i> , 1946, D.B.S.
1946	Data for completions obtained from <i>Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947</i> , D.B.S. Data for units under construction at the end of 1946 obtained from <i>Housing Bulletin No. 1</i> , March 1948, D.B.S.
1947	Data for completions obtained from <i>Supplement to Housing Statistics</i> , 1947, D.B.S. Data for units under construction at the end of 1947 obtained from <i>Housing Bulletin No. 1</i> , 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 <i>Housing Bulletin</i> , D.B.S.
1950-1954	Data obtained from monthly issues <i>New Residential Construction</i> , 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 1948-1954 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The 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 2.** Actual data were obtained from the same sources as are shown for the material in Table 1. The seasonally adjusted series was prepared by the Economic Research Department, C.M.H.C., in the following manner:

A seasonally adjusted annual series was prepared for each region, Atlantic, Quebec, Ontario, prairies, and British Columbia. These series were added together to obtain figures for Canada. The regional seasonal indexes on which the series is based were calculated by the moving average method. Data for Newfoundland are included from 1949.

**TABLE 3.** 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.
- 1950-1954 Data obtained from monthly issues *New Residential Construction*, D.B.S.

**TABLE 4.** Sources are the same as for Table 1.

**TABLE 5.** Sources of data shown in Table 5 are as follows:

- 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.
- 1948-1954 Sources are the same as for Table 1.

**TABLE 6.** Data based on reports compiled by the Statistical Department, C.M.H.C.

**TABLE 7.** 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. A small number of dwellings built for employees of government departments are also included.

Privately-initiated housing with Federal Government assistance comprises starts of houses financed with loans under the National Housing Acts, the Farm Loan Act, 1927, and the Veterans' Land Act, 1942, and starts of houses financed with loans guaranteed under the Farm Improvement Loans Act, 1944 and the National Housing Acts.

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, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

**TABLE 8.** Data on Federal-provincial rental housing agreements, veterans' rental housing and armed service married quarters constructed by C.M.H.C. and Defence Construction (1951) Limited, are prepared by the Statistical and Accounting Departments of C.M.H.C. Data on armed service married quarters constructed by the Department of National Defence in the period 1949-1951 were prepared by the construction branches of that department. Information relating to housing for employees of Federal Government departments is estimated by the Economic Research Department, C.M.H.C., on the basis of information provided by the courtesy of the Department of Finance. Data on housing built under the capital assistance provisions of the Defence Production Act are provided by the Statistical Department, C.M.H.C.

**TABLE 9.** Data compiled by the Economic Research Department, C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.

**TABLE 10.** Data compiled by the Economic Research Department, C.M.H.C. from reports supplied by the Statistical Department and Public Housing 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 installation of street lights and filling and grading of grounds.

**TABLE 11.** Data are from records of Accounting Division, C.M.H.C.

**TABLE 12.** Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

**TABLE 13.** Data for new residential construction, major improvements and alterations, repair and maintenance for the years 1945-1948 were obtained from *Residential Real*

*Estate in Canada* by O. J. Firestone, University of Toronto Press, 1951, Tables 64 and 77 on pages 252 and 281. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised. Annual data since 1948 and quarterly estimates for 1953-1954 were computed by the Economic Research Department, C.M.H.C. Data for 1949-1954 include an allowance for Newfoundland.

New residential construction initiated by government enterprises includes housing under the veterans' rental program, Federal-provincial agreements under the National Housing Acts, and subdivision projects under the Veterans' Land Act. New residential construction initiated by Federal Government departments include armed service married quarters for the Department of National Defence together with housing for employees of other Federal Government departments.

**TABLE 14.** Data for "other" construction for the period 1945-1950 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.

For the period 1945-1954 housing data estimated by the Economic Research Department, C.M.H.C.

**TABLE 15.** Data for 1950 from *National Accounts Income and Expenditure* by Quarters 1947-1952, Research and Development Division, D.B.S. Data for the years 1951-1952 from *National Accounts, Income and Expenditure*, First Quarter, 1954, Research and Development Division D.B.S. Data for the years 1953-1954 from *National Accounts Income and Expenditure*, Third Quarter, 1954, Research and Development Division, D.B.S.

The seasonal adjustment differs from that of Table 2 in that no account is taken of regional differences in seasonal variation. The seasonal adjustment is made to the total value of privately-initiated new residential construction shown in the table.

**TABLE 16.** Data for the years 1945-1949 from *National Accounts, Income and Expenditure 1926-1950*, Research and Development Division, D.B.S.

Data for the years 1951-1954 from *National Accounts Income and Expenditure*, First and Second Quarters, 1954, Research and Development Division, D.B.S.

**TABLE 17.** Data from same source as for Table 8.

**TABLE 18.** Data from 1945—February, 1947, obtained from annual and monthly issues *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 1948-1954, provided by courtesy of the General Assignments Division, D.B.S. The number of new dwelling units includes conversions.

**TABLE 19.** 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. 1949 construction costs for the units are estimated at \$8,598, of which \$4,836 are material costs, \$2,902 are on-site labour costs and \$860 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of residential building material prices and wage rates in the construction industry as contained in Table 62.

**TABLE 20.** Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 104 lending institutions comprising 39 life insurance companies, 32 trust companies, 17 loan companies, 7 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 1952.

Data on loans by the chartered banks and the Quebec savings banks, under the National Housing Act, 1954, are from the Statistical Department, C.M.H.C.

**TABLES 21, 22.** Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 20.

**TABLE 23.** Data for joint and insured loans supplied by Statistical Department, C.M.H.C. Data for total loans compiled by Economic Research Department, C.M.H.C. from sources as outlined in Table 21. Conventional loan figures are obtained by deducting joint and insured loans from total loans. This method may give rise to a small margin of error because of the separate sources of information. The approval dates for joint and insured loans may differ for the two sources. Indications are, however, that the lag between the two approval dates is about two weeks so that error should not be large.

**TABLE 24.** Data supplied by the Statistical Department, C.M.H.C.

**TABLES 25, 26 27, 28.** Data supplied by the Statistical Department, C.M.H.C.

**TABLE 29.** Data from Statistical Department, C.M.H.C. Gross family income includes the total income of dependents of the loan applicant in addition to his own income. The average down-payment is estimated on the basis of loan amounts and the applicants' estimates of the total cost of the dwellings. Data for 1954 include home-owner loans and those builders loans where the dwellings for which the loans were made have been sold.

**TABLE 30.** Data compiled by Mortgage Administration Department, C.M.H.C.

Figures represent all Rental Guarantee undertakings issued to date by the Corporation with respect to both Corporation loans and Lending Institution loans. No allowance has been made for cancellations or other adjustments.

Data under the heading "With Loans under N.H.A." refer to Rental Guarantee undertakings issued in respect of which Corporation Loans have been approved. Data under the heading "With Conventional Loans" refer to Rental Guarantee undertakings issued in respect of which loans were approved by lending institutions.

**TABLE 31.** 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 1950-1954 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 1950-54.

**TABLE 32.** Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

**TABLE 33.** Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

**TABLE 34.** Data obtained by courtesy of the Quebec Farm Credit Bureau.

**TABLE 35.** Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-1954 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, 1945-1953, were obtained from the Toronto Registry Office, York East and West Registry Offices and estimates of discharges from Toronto and York Land Titles Office.

The number of real estate transfers obtained through courtesy of the Inspector of Legal Offices.

The number of mortgages discharged, Greater Toronto Area, 1945-1954, 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, 1953, recorded in 10 land title 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*, 1953, p. 107.

Estimates for Ontario in 1953 and 1954 are based on data supplied for Greater Toronto.

**TABLE 36.** Net family formation is the total number of 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, deaths to married persons and data on divorces obtained by courtesy of the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly deaths to married persons during 1953 estimated by the Economic Research Department C.M.H.C., on the basis of total deaths during the corresponding periods. Quarterly data on divorces have been averaged from the annual totals and will be revised when actual data become available.

The net family formation series was adjusted by pro-rating the difference between the computed net family formation 1941-1951 and the actual number of families formed in the same period according to the 1951 census. During the intercensal period the computed net family formation totalled 685,300 while the 1951 census shows an increase of 682,300. The difference of 3,000 was pro-rated over the ten year period to conform with the census totals. The number of families at the end of 1949 does not represent the number of families at the end of 1948 plus net family formation in 1949 because of the inclusion of Newfoundland families in March, 1949.

**TABLE 37.** Population data for 1951 represent the census count for that year. Data for births, deaths and marriages obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

Until the end of 1952, annual and monthly data for births, deaths and marriages are based on tabulated figures by month of occurrence on the basis of residence. Figures for 1953 and 1954 are provisional and represent registrations filed in provincial vital statistics offices during the month under review regardless of month of occurrence.

Source of immigration data is the same as for Table 38.

**TABLE 38.** Data compiled by the Economic Research Department, C.M.H.C. through courtesy of the Immigration Branch, Department of Citizenship and Immigration.

**TABLE 39.** Data for the years 1945-1949 from *National Accounts, Income and Expenditure 1926-1950*, Research and Development Division, D.B.S.

Data for the years 1949-1954 from *National Accounts, Income and Expenditure 1949-1952*, First and Third Quarter, 1954, Research and Development Division, D.B.S.

**TABLE 40.** Data compiled by Economic Research Department, C.M.H.C., from information provided by courtesy of D.B.S.

The indexes of production are based on the total value of output of the more important construction materials in terms of 1949 prices and provide a rough indication of trends in domestic construction activity. As this is true to a somewhat less degree in the case of lumber, and because of its heavy weight in relation to the other materials, it has been shown separately.

The indexes of domestic disappearance are designed to measure the rate of absorption of construction materials and provide a somewhat closer indication of trends on the domestic scene. As in the case of the production indexes, values are based on 1949 prices. To obtain these indexes the production indexes were adjusted, where possible, by the addition of imports, the deduction of exports and more significantly the replacement

of the original production data with data on factory sales, thus taking into account changes in producers' inventories. Caution should be taken in the interpretation of this series as it does not take into consideration changes in dealers inventories. This is particularly true with regard to lumber as a very large proportion of yearly output or factory shipments are taken up in this manner. Because of this fact these series cannot be relied upon to give a short term indication of actual absorption of materials on site.

**TABLE 41.** Sources of data for building materials are as follows:

**Sawn Lumber:**

1945-1952 Annual issues of *The Lumber Industry in Canada*, D.B.S.

1953-1954 Monthly issues *Production Shipments and Stocks on Hand at Sawmills*, D.B.S.

**Hardwood Flooring:**

1946-1954 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 By courtesy of the Forest Products Statistics Section, D.B.S.

1946-1954 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

**Building Brick and Structural Tile:**

(Data relates to face and common brick only)

1945-1950 *Clay and Clay Products*, 1950, D.B.S.

1951-1954 Monthly issues *Products Made from Canadian Clays*, D.B.S.

**Flue Linings; Vitrified Sewer Pipe; Non-Metallic Sheathed Cable; Bath Tubs; Sinks; Wash Basins:**

1945-1954 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Mineral Wool (Batts, Granulated and Loose):**

1945-1951 Annual issues *The Stone Industry in Canada*, D.B.S.

1952-1954 Monthly issues *Mineral Wool*, D.B.S.

**Cement:**

1945-1952 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1954 Monthly issues *Cement and Cement Products*, D.B.S.

**Concrete Blocks Cement Pipe and Tile:**

1945-March, 1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

April, 1949-1954 Monthly issues *Cement and Cement products*, D.B.S.

Production figures are estimated since D.B.S. figures include only 85% of total output in this industry.

**Gypsum Plaster; Wallboard; Lath:**

1945-1952 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1953-1954 Monthly issues of *Production Shipment and Stocks of Gypsum Products*, D.B.S. The figures for gypsum plaster, in the above publication were adjusted so as to exclude the production of such sundry plasters as moulding plaster, etc.

**Builders' Hardware:**

1945-1951 Annual issues of *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.

1952-1954 Estimates prepared by the Economic Research Department, C.M.H.C., based on data reported to D.B.S. by firms which in 1949 accounted for 98% of the total sales.

**Domestic Heating Boilers; Cast Iron Radiators:**

1945-1951 Annual issues *The Heating and Cooking Apparatus Industry in Canada*, D.B.S.

1952-1954 Monthly issues of *Stoves and Furnaces*, and, *Cast Iron and Steel Heating Radiators*, D.B.S.

**Hot Water Storage Tanks:**

1945-1951 Annual issues *The Sheet Metals Products Industry in Canada*, D.B.S.

1952-1954 Monthly issues *Domestic Range Boilers*, D.B.S.

**Electric Hot Water Tank Heaters:**

1945-1951 *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1952-1954 Estimates prepared by the Economic Research Department, C.M.H.C. from data, supplied by D.B.S., which represent the production of firms which, in 1949, accounted for 86% of the production.



Asphalt Shingles; Tar and Asphalt Felts:

1945-1950 Annual issues *Paper Roofing Industry*, D.B.S.

1951-1954 Monthly issues of *Asphalt Roofing Industry*, D.B.S.

Asphalt Floor Tiles:

1948-1954 Monthly issues of *Asphalt Floor Tiles*, D.B.S.

Paint and Varnishes:

1945-1951 Annual issues *Paints and Varnishes Industry*, D.B.S.

1952-1954 Monthly issues *Sales of Paints, Varnishes and Lacquers*, D.B.S.

**TABLE 42.** Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**TABLE 43.** Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1945-1947 include insulating board. The data for the period 1948-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 44.** 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 45.** Data obtained from the following sources:

Cast-iron Soil Pipe and Fittings; Cast-iron Pressure Pipe and Fittings; Steel Pipe and Fittings:

1945-1951 Annual issues *Iron Casting Industry*, D.B.S.

1952-1954 By courtesy of the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945-1954 By courtesy of the Steel Division, Department of Defence Production. Structural Steel includes T-bars, Z-bars, H-beams, I-beams, upright angles, etc. where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945-1950 Annual issues *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.

1951-1954 Monthly issues *Nails Tacks and Staples*, D.B.S.

Galvanized Sheets:

1945-1954 Monthly issues *Primary Iron and Steel*, D.B.S.

**TABLE 46.** Data based on monthly reports supplied by courtesy the Mining Metallurgical and Chemical Statistics Section, D.B.S.

**TABLE 47.** 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 48.** Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payroll 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 material, sanitary ware, mineral wool, sand and gravel.

**TABLE 49.** Data obtained by courtesy of the Economic and Research Branch, Department 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 occasioned by normal seasonal factors are excluded from the compilation as far as possible and an attempt is made to include only non-seasonal separations arising from changing levels of business activity. For two reasons the report should be regarded only as a broad indication of changes in the industry, first, because it is difficult to make an accurate detailed classification by reason for layoff and second, because reports are not received for layoffs involving less than 50 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 demand and supply conditions in the market for building materials. 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 50.** Data obtained from monthly issues of the *Labour Gazette*, Department of Labour.

**TABLE 51.** Data for 1945-1951 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. 35, 1953, Labour and Prices Division, D.B.S. Data on employment in construction industry for 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 1952-1954 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 51 includes engineering as well as building construction, whereas Table 53 covers the building industry only.

The *industry* classification used in Table 51 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, estimates for Manitoba were made by Labour and Prices Division, D.B.S. and Economic Research Department, C.M.H.C.

**TABLE 52.** Data based on a distribution of employed construction workers by number of hours worked per week, provided by courtesy of 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 workers employed in the construction industry.

**TABLE 53.** 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.

Sources for number of persons employed, aggregate weekly payroll and average weekly earnings in the building industry:

1945-1949 *Annual Review of Employment and Payrolls* D.B.S.

1950 *The Employment Situation*, D.B.S.

1950-1954 Monthly issues of *Employment and Payrolls* D.B.S.

Sources for indexes of employment in the building and non-agricultural industries:

1945-1946 For building industry—by courtesy Labour and Prices Division D.B.S.

For non-agricultural industries—*Employment Payrolls and Average Weekly Earnings 1939-1946* D.B.S.

1947-1950 *Employment Payrolls and Average Weekly Earnings 1947-1950* D.B.S.

1951-1954 Monthly issues *Employment and Payrolls* D.B.S.

**TABLE 54.** 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 53.

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 55.** Data for the period 1945-1950 obtained from *National Accounts, Income and Expenditure, 1926-1950*, Research and Development Division, D.B.S. Monthly data for 1951-1954 obtained from *Estimates of Labour Income*, D.B.S.

A series on total construction outlay is shown in Table 14 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 14 is intended to cover all construction expenditures, the estimates in Table 55 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 56.** 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 57.** Data compiled by the Vocational Training Branch, Department of Labour.

**TABLE 58.** Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of the Immigration Branch, Department of Citizenship and Immigration.

**TABLE 59.** Data obtained from monthly issues of the *Labour Gazette*, Department of Labour.

**TABLE 60.** The composite non-residential building material price index is obtained from D.B.S. Reference Paper No. 43, *Non-Residential Building Materials Price Index*, August, 1953 and subsequently from *Prices and Price Indexes*, D.B.S. Indexes of prices of building materials, including the composite index of residential building materials, obtained from *Prices and Price Index Numbers of Residential Building Materials*, March

1948, D.B.S. and subsequently from monthly issues of *Prices and Price Indexes*, D.B.S. Indexes are converted from a 1935-1939 to a 1949 base. The composite index of residential building material prices 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 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 61.** Data obtained from the Department of Labour.

Annual indexes for the individual trades other than sheet metal workers obtained by courtesy of the Economics and Research Branch for the years 1946-1952. The intervening monthly indexes for 1953 and 1954 were computed by the Economic Research Department, C.M.H.C., according to methods established by the Department of Labour and based on monthly wage rate schedules in 29 cities supplied by courtesy of the Industrial Relations Branch.

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 1946-1949 and as supplied by courtesy of the Industrial Relations Branch for 1950-1954. The weights used in calculating the index for all construction workers are based on the pattern of building labour employment in 29 cities as revealed by the 1951 census.

The index for all industries for the years 1946-1949 was obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, and by courtesy of the Economics and Research Branch for April 1952 and 1953. The wage rate index for all industries was converted arithmetically to a 1949 base.

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

**TABLE 62.** Combined index of residential building material prices and wage rates in the construction trades is based on the composite residential materials index shown in Table 60 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 61. Combined index of non-residential construction material prices and wage rates in the construction trades is based on the composite non-residential material index shown in Table 60 and the index of wage rates of all construction workers including holiday pay allowances shown in Table 61. The weights for the combined index of residential building material prices and wage rates of construction workers are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa 1946, and adjusted to reflect labour and material costs in 1949. In percentage terms materials are weighted 62.5 and the wage rates 37.5. The combined index of non-residential building material prices and wage rates is computed according to weights established by the Prices Section of D.B.S. For the non-residential index materials are weighted 65 and wage rates 35.

Revised index of wholesale prices of all commodities obtained from monthly issues of *Prices and Price Indexes*, D.B.S. and converted to a 1949 base.

**TABLE 63.** Data are obtained from monthly issues of *Prices and Price Indexes*, D.B.S. The rental index is constructed from a matched sample of tenant households. Rent changes on new rental units are recorded from the time such units are taken into the sample. The higher level of rents between old and new dwellings arises first, because they are new, and second because they are freed from control or are subject to different forms of rent control than older dwellings. Only the second factor is equivalent to a price increase because it is not accounted for by the higher quality of new units. The rental component of the cost of living index did not allow for this price increase factor, whereas the rental component of the consumers' price index does. A survey in June, 1952 conducted by D.B.S. showed that decontrolled apartments were renting for an average of 20 per cent more than identical controlled apartments. This figure was taken as a measure of that portion of the difference in rents between old and new units which is attributable to rent control rather than quality differences and has been applied to new rental accommodation built since the base year 1949.

The home ownership cost index includes 5 principal expenditures; property taxes, mortgage interest, repairs, replacement and insurance. The home ownership index is combined with the rent index to produce the overall shelter cost index. For weighting methods see *The Consumer Price Index, January, 1949—August, 1952*, Queen's Printer 1952.

**TABLES 64, 65.** Data compiled by the Statistical Department, C.M.H.C.

**TABLE 66.** 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 1950-1954 obtained from monthly issues of *New Residential Construction*, D.B.S.

**TABLE 67.** 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 this table 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 this table.

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

Data for 1947-1954 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 1949-1952 and 81 during 1953 and 1954.
- (3) Data converted from a 1935-1939 to a 1939 base.

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