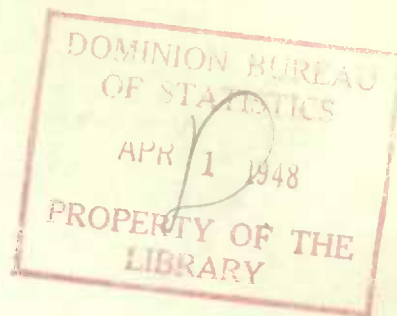


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DOMINION BUREAU OF STATISTICS  
OTTAWA - CANADA



## HOUSING BULLETIN NO. 1

DWELLING UNITS UNCOMPLETED  
AT DECEMBER 31, 1947

PUBLISHED BY AUTHORITY OF THE RT. HON. C. D. HOWE, M.P.,  
MINISTER OF TRADE AND COMMERCE



DOMINION BUREAU OF STATISTICS

HOUSING BULLETIN NO. 1

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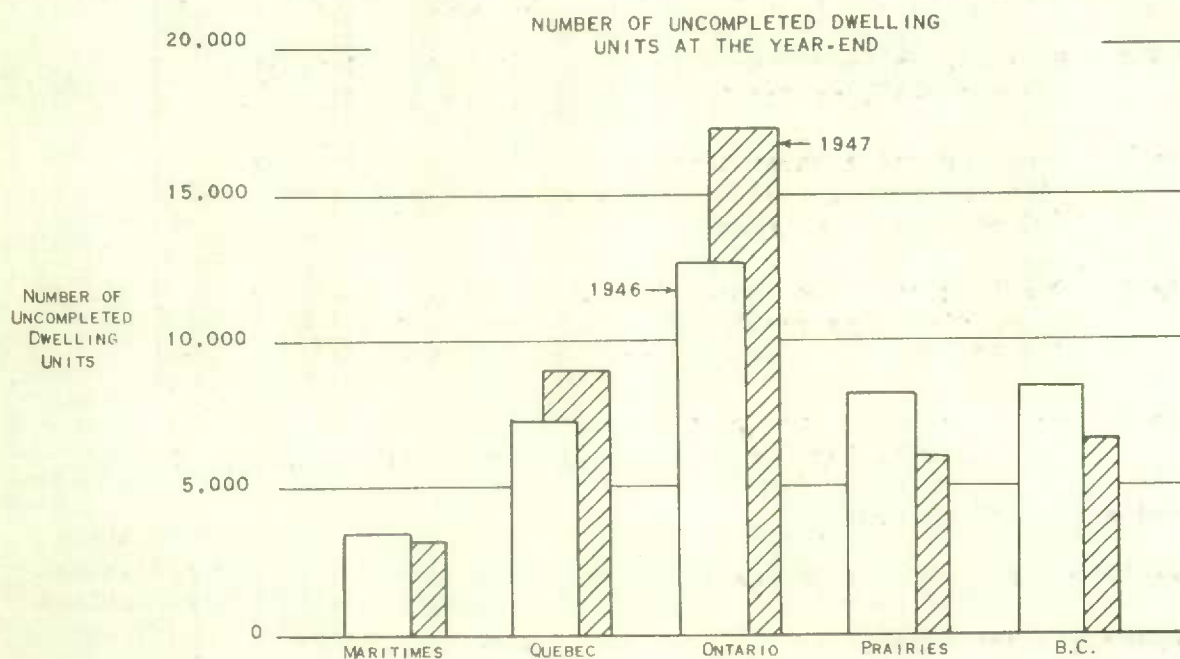
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HOUSING BULLETIN NO. 1

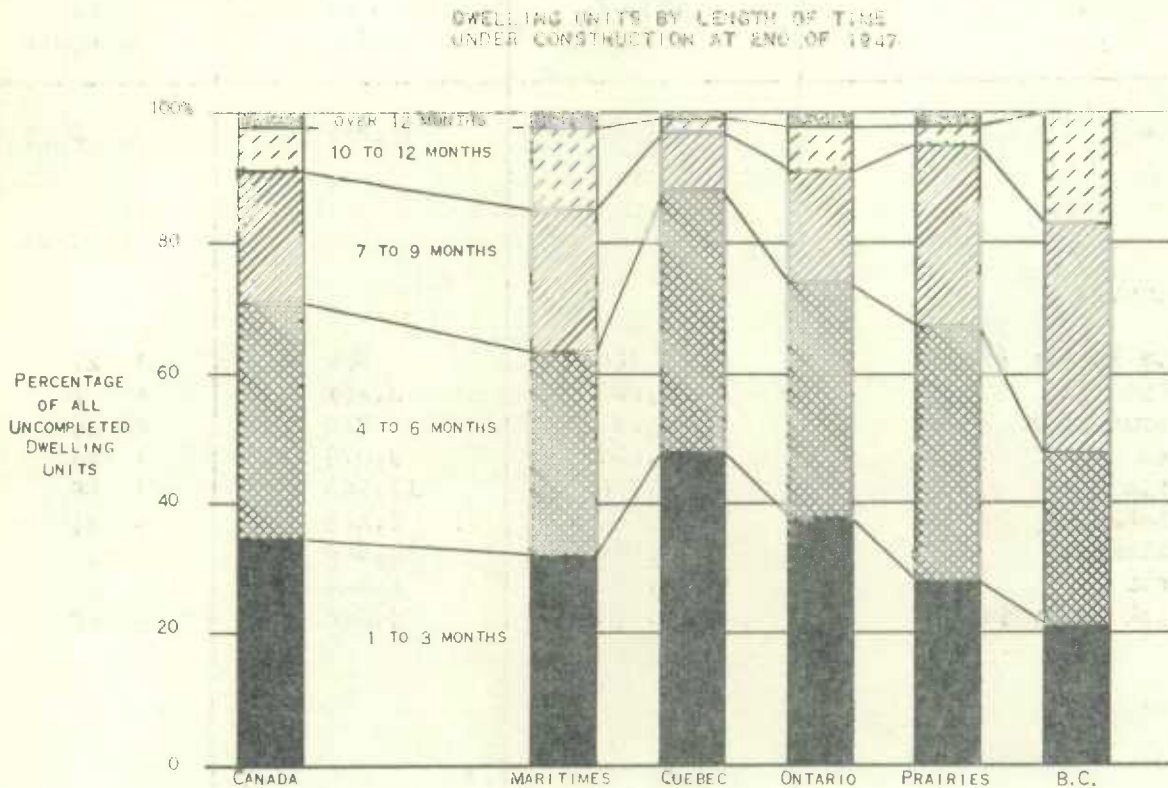
The number of dwelling units in Canada which were under construction at the end of 1947 is estimated at 42,215, an increase of 2,045 over the number under construction at the end of 1946. Of these, 70 percent were located in urban centres with a population of 5,000 or more, 12 percent in smaller urban centres and 18 percent in rural areas.



In Canada, 81 percent of the dwelling units being built were one-family detached houses and in all provinces other than Quebec the proportion was 90 percent or higher. In Quebec, only 40 percent of the dwelling units under construction were intended for single family occupancy and the balance were contained in multiple family structures (duplexes, triplexes, apartments).



Most dwellings under construction at the year end were started during the latter half of the year. Housing starts previous to March, 1947, which did not become completions during the course of the year, amounted to only 9 per cent of all unfinished dwellings. On a provincial basis this percentage was highest in British Columbia and Nova Scotia. The distribution of the length of time dwellings have been under construction, by 3 month intervals, is shown in the following chart:



These estimates, as well as the other statistics contained in this bulletin, are the result of a nation-wide survey carried out in the following areas by the Dominion Bureau of Statistics with the cooperation of the Central Mortgage and Housing Corporation:

- (a) All metropolitan areas and urban centres with a population of 5,000 or more were enumerated completely. In 1941, areas contained approximately 37 percent of the population of Canada.
- (b) Approximately 400 sample areas lying outside the municipalities described in (a) above were chosen for complete enumeration. In 1941, these sample areas contained approximately 2 percent of the population of Canada.

Table 1.- Dwelling units uncompleted at the end of 1946 and 1947.

for Canada, the provinces, and metropolitan areas

	end of 1946	end of 1947	increase or decrease
CANADA	40,170	42,215	+ 5 %
Provinces:			
Prince Edward Island	165	209	+ 27
Nova Scotia	2,098	2,161	+ 5
New Brunswick	1,187	736	- 38
Quebec	7,257	9,076	+ 24
Ontario	12,706	17,243	+ 36
Manitoba	3,060	2,315	- 24
Saskatchewan	2,018	1,469	- 27
Alberta	3,145	2,310	- 27
British Columbia	8,534	6,696	- 22
Metropolitan Areas:			
Halifax, N.S.	318	275	- 14
Saint John, N.B.	270	82	- 70
Montreal, Que.	3,961	4,434	+ 12
Quebec, Que.	349	816	+ 134
Hamilton, Ont.	810	887	+ 10
London, Ont.	691	543	- 21
Ottawa, Ont.	850	973	+ 14
Toronto, Ont.	1,805	3,467	+ 92
Windsor, Ont.	654	535	- 18
Winnipeg, Man.	2,309	2,100	- 9
Vancouver, B.C.	3,990	4,365	+ 9
Victoria, B.C.	872	1,002	+ 15

Table 2.- Dwelling units uncompleted on December 31, 1947, for  
Canada and the provinces, rural and urban areas

	total	urban		rural	
		5000 or more	under 5000	non-farm	farm
CANADA	42,215	29,510	5,206	6,314	1,185
Prince Edward Island	209	69	28	42	70
Nova Scotia	2,161	952	274	355	80
New Brunswick	736	412	101	94	129
Quebec	9,076	6,324	1,542	984	226
Ontario	17,243	10,847	2,010	3,795	591
Manitoba	2,315	2,189	-	126	-
Saskatchewan	1,469	1,141	270	-	58
Alberta	2,310	1,636	643	-	31
British Columbia	6,696	5,940	338	418	-

Table 3.- Dwelling units uncompleted on December 31, 1947,  
by type of dwelling for Canada and the provinces

	total	1-family detached	2-family detached	row or terrace	apartment or flat	other
CANADA	42,215	34,152	1,500	791	5,713	59
Prince Edward Island	209	189	-	-	20	-
Nova Scotia	2,161	2,016	-	-	145	-
New Brunswick	736	667	14	-	54	1
Quebec	9,076	3,639	1,226	776	3,390	45
Ontario	17,243	15,710	150	12	1,359	12
Manitoba	2,315	2,109	38	-	168	-
Saskatchewan	1,469	1,453	-	-	11	-
Alberta	2,310	2,086	26	-	198	-
British Columbia	6,696	6,273	46	3	368	1

Table 4.- Dwelling units uncompleted on December 31, 1947,  
by time under construction, for Canada,  
the provinces, and metropolitan areas

	Total	1-3 months	4-6 months	7-9 months	10-12 months	more than 1 year	unknown
<b>CANADA</b>	42,215	13,526	13,722	7,825	2,735	557	3,870
Provinces:							
Prince Edward Island	209	25	27	83	2	1	71
Nova Scotia	2,161	411	480	386	272	34	578
New Brunswick	736	331	226	54	38	1	86
Quebec	9,076	4,289	3,651	798	194	62	102
Ontario	17,243	5,384	5,207	2,460	925	279	2,988
Manitoba	2,315	597	888	713	8	109	-
Saskatchewan	1,469	382	570	405	67	3	42
Alberta	2,310	706	919	561	83	39	2
British Columbia	6,696	1,401	1,774	2,365	1,146	9	1
Metropolitan Areas:							
Halifax, N.S.	275	93	93	59	30	-	-
Saint John, N.B.	82	49	24	2	7	-	-
Montreal, Que.	4,434	1,756	1,929	525	161	61	2
Quebec, Que.	816	379	323	112	2	-	-
Hamilton, Ont.	887	294	264	223	84	17	-
London, Ont.	543	208	192	70	15	58	-
Ottawa, Ont.	973	258	406	216	88	5	-
Toronto, Ont.	3,467	1,449	901	658	440	11	8
Windsor, Ont.	535	291	153	38	5	16	27
Winnipeg, Man.	2,100	536	738	710	7	109	-
Vancouver, B.C.	4,365	836	1,058	1,695	774	1	1
Victoria, B.C.	1,002	241	235	243	283	-	-



Table 5.- Dwelling units uncompleted on December 31, 1947,  
by time under construction as a percentage  
of the total for Canada, the provinces  
and metropolitan areas <sup>x</sup>

	Total	1-3 months	4-6 months	7-9 months	10-12 months	more than 1 year
CANADA	100%	35 %	36 %	20 %	<b>7 %</b>	2 %
Provinces:						
Prince Edward Island	100	18	20	60	1	1
Nova Scotia	100	26	30	25	17	2
New Brunswick	100	51	35	8	6	-
Quebec	100	48	40	9	2	1
Ontario	100	38	36	17	<b>7</b>	2
Manitoba	100	26	38	31	-	5
Saskatchewan	100	27	40	28	5	-
Alberta	100	30	40	24	4	2
British Columbia	100	21	27	35	17	-
Metropolitan Areas:						
Halifax, N.S.	100	34	34	21	11	-
Saint John, N.B.	100	60	29	2	9	-
Montreal, Que.	100	<b>40</b>	43	12	4	1
Quebec, Que.	100	46	40	14	-	-
Hamilton, Ont.	100	33	30	26	9	2
London, Ont.	100	38	35	13	3	11
Ottawa, Ont.	100	26	42	22	9	1
Toronto, Ont.	100	42	26	19	13	-
Windsor, Ont.	100	57	31	8	1	3
Winnipeg, Man.	100	26	35	34	-	5
Vancouver, B.C.	100	19	24	39	18	-
Victoria, B.C.	100	24	24	24	28	-

<sup>x</sup> Dwellings for which the length of time under construction is unknown have been omitted from the calculation of percentages.

Table 6.- Dwelling units uncompleted on December 31, 1947, by type  
of dwelling for urban centres of 5000 or more

	total	1-family detached	2-family detached	row or terrace	apartment or flat	other
Prince Edward Island:						
Charlottetown	59	39	-	-	20	-
Summerside	10	10	-	-	-	-
Nova Scotia:						
Amherst	9	9	-	-	-	-
Halifax	275	271	-	-	4	-
New Glasgow	32	28	-	-	4	-
Springhill	9	9	-	-	-	-
Stellarton	10	9	-	-	1	-
Sydney	532	532	-	-	-	-
Truro	67	67	-	-	-	-
Yarmouth	18	18	-	-	-	-
New Brunswick:						
Campbellton	91	90	-	-	1	-
Edmundston	19	13	6	-	-	-
Fredericton	123	118	4	-	-	1
Moncton	97	95	2	-	-	-
Saint John	82	78	2	-	2	-
Quebec:						
Asbestos	13	9	4	-	-	-
Chicoutimi	15	7	8	-	-	-
Drummondville	45	3	4	-	32	6
Granby	87	21	30	-	36	-
Grand'Mere	27	19	4	-	4	-
Hull	108	67	8	-	27	6
Joliette	64	7	4	3	49	1
Jonquiere	36	4	4	24	4	-
Kenogami	4	-	-	-	4	-
Lachute	5	5	-	-	-	-
La Tuque	15	9	6	-	-	-
Magog	10	2	8	-	-	-
Montreal	4,434	1,002	640	589	2,183	20
Quebec	816	283	98	154	281	-
Rimouski	33	15	8	-	10	-
Riviere du Loup	18	7	4	-	7	-
Rouyn	36	30	-	-	6	-
St. Hyacinthe	48	24	4	-	19	1
St. Jean	28	14	8	-	6	-

Table 6.- (Cont'd)

	total	1-family detached	2-family detached	row or terrace	apartment or flat	other
Quebec: (concl'd)						
St. Jerome	29	18	4	3	4	-
St. Joseph d'Alma	10	10	-	-	-	-
St. Joseph de Grantham	9	1	8	-	-	-
Shawinigan Falls	62	7	10	-	45	-
Sherbrooke	129	79	8	-	39	3
Sorel	11	6	4	-	-	1
Thetford Mines	4	4	-	-	-	-
Trois Rivières	119	48	10	3	58	-
Valleyfield	28	17	-	-	6	5
Victoriaville	81	23	26	-	30	2
Ontario:						
Barrie	50	48	2	-	-	-
Belleville	116	110	-	-	6	-
Brampton	47	47	-	-	-	-
Brantford	228	228	-	-	-	-
Brockville	28	26	2	-	-	-
Chatham	143	139	-	-	4	-
Cobourg	29	29	-	-	-	-
Collingwood	82	82	-	-	-	-
Cornwall	63	37	16	-	4	6
Dundas	11	11	-	-	-	-
Fort Erie	19	19	-	-	-	-
Fort Frances	22	22	-	-	-	-
Fort William	124	123	-	-	1	-
Galt	172	160	-	-	12	-
Guelph	163	163	-	-	-	-
Hamilton	887	677	4	-	206	-
Hawkesbury	5	5	-	-	-	-
Ingersoll	33	33	-	-	-	-
Kenora	49	49	-	-	-	-
Kingston	153	126	10	6	10	1
Kitchener	422	400	-	-	22	-
Leamington	39	39	-	-	-	-
Lindsay	74	74	-	-	-	-
London	543	520	2	-	21	-
Midland	70	70	-	-	-	-
Niagara Falls	189	189	-	-	-	-
North Bay	46	46	-	-	-	-
Orillia	36	36	-	-	-	-
Oshawa	156	155	-	-	1	-
Ottawa	973	615	14	3	336	5
Owen Sound	88	88	-	-	-	-
Parry Sound	3	3	-	-	-	-
Pembroke	23	23	-	-	-	-
Peterborough	164	164	-	-	-	-
Port Arthur	97	97	-	-	-	-
Port Colborne	22	22	-	-	-	-
Port Hope	74	74	-	-	-	-

Table 6.- (Concl'd)

	total	1-family detached	2-family detached	row or terrace	apartment or flat	other
Ontario: (Concl'd)						
Preston	43	43	-	-	-	-
Renfrew	10	10	-	-	-	-
St. Catharines	293	291	2	-	-	-
St. Thomas	35	35	-	-	-	-
Sarnia	215	197	6	-	12	-
Sault Ste. Marie	188	182	2	-	4	-
Simcoe	40	40	-	-	-	-
Smith's Falls	9	9	-	-	-	-
Stratford	52	52	-	-	-	-
Sudbury	64	37	8	3	16	-
Thorold	36	36	-	-	-	-
Timmins	106	106	-	-	-	-
Toronto	3,467	3,135	36	-	246	-
Trenton	110	108	2	-	-	-
Welland	82	78	-	-	4	-
Whitby	45	45	-	-	-	-
Windsor	535	531	-	-	4	-
Woodstock	74	72	2	-	-	-
Manitoba:						
Brandon	63	63	-	-	-	-
Portage la Prairie	26	25	-	-	1	-
Winnipeg	2,100	1,936	38	-	126	-
Saskatchewan:						
Moose Jaw	110	102	-	-	8	-
North Battleford	65	65	-	-	-	-
Prince Albert	63	63	-	-	-	-
Regina	337	337	-	-	-	-
Saskatoon	436	433	-	-	3	-
Swift Current	64	64	-	-	-	-
Weyburn	7	7	-	-	-	-
Yorkton	59	59	-	-	-	-
Alberta:						
Calgary	706	650	18	-	38	-
Edmonton	581	541	4	-	36	-
Lethbridge	173	169	4	-	-	-
Medicine Hat	176	176	-	-	-	-
British Columbia:						
Kamloops	53	53	-	-	-	-
Kelowna	103	101	2	-	-	-
Nanaimo	177	152	-	-	25	-
Nelson	16	16	-	-	-	-
Prince George	115	115	-	-	-	-
Prince Rupert	10	10	-	-	-	-
Trail	52	35	4	-	13	-
Vancouver	4,365	4,107	26	-	231	1
Vernon	47	47	-	-	-	-
Victoria	1,002	924	14	3	61	-



## Appendix 1

## DEFINITIONS

### (a) Coverage

The count of unfinished dwellings included only new residential construction intended for year-round occupancy. This meant that seasonal dwellings such as summer cottages, ski shacks, etc., were excluded. Dwellings already completed, which were being converted or altered, were not counted. Furthermore, dwellings which were occupied, even if they were not completed, were not regarded as unfinished for the purposes of this survey.

### (b) Type of dwelling

The definitions which apply to the different types of dwellings are as follows:

- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
- (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
- (iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
- (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
- (v) other: any type of dwelling which does not fall into one of the above classifications.

If the state of completion was such that the type of dwelling could not be classified and if no other source of information was available, the type of dwelling was classified as unknown.

### (c) Dwelling unit

For the purpose of this survey, a dwelling unit was defined as the living quarters occupied by one household or family. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

(d) Farm dwelling unit

For the purpose of this survey, a farm must contain one acre or more and must yield agricultural produce valued at \$50 per year.

Appendix 2

RELIABILITY OF THE ESTIMATES

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates included an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 percent of the figure which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey, for the most part, can be carried on visually, and consequently all types of respondent error are eliminated. A complete count by the same enumerators would contain the same respondent error.

Appendix 3

METROPOLITAN AREAS

Some cities in Canada have reasonably well-defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. The list below shows the names of the municipalities which are included in these metropolitan areas.

Halifax

cities

Halifax

towns

Dartmouth

municipalities

Armdale  
Bedford Basin (pt.)  
Fairview  
Ferguson's Cove  
Spryfield  
Tuft's Cove  
Woodside

Hamilton

cities

Hamilton

townships

Ancaster (pt.)  
Barton (pt.)  
Saltfleet (pt.)

Hull

cities

Hull

villages

Pointe-a-Catineau

Kitchener

cities

Kitchener

towns

Hespeler  
Waterloc

London

cities

London

townships

London (pt.)  
Westminster (pt.)

Montreal

cities

Lachine  
Longueuil  
Montreal  
Outremont  
St. Lambert  
Verdun  
Westmount

towns

Bele-d'Urfe  
Beaconsfield  
Dorval  
Greenfield Park  
Hampstead  
Lesalle  
Laval-des-Rapides  
Montreal E.  
Montreal N.  
Montreal W.  
Mont-Royal  
Pointe-aux-Trembles  
Pointe-Claire  
Roxboro  
Ste-Anne-de-Bellevue  
St-Laurent  
St-Leonard-de-Port-Maurice  
St-Michel  
St-Pierre

villages

Cote-St-Luc  
L'Abord-a-Plouffe  
Ste-Genevieve-de-Pierrefonds  
Saraguay  
Senneville

Montreal (concl'd)

municipalities

Asile-St-Jean-de-Dieu  
Dollard-des-Ormeaux  
Ile-Aux-Soeurs  
La Presentation-de-la-Ste-Vierge  
Notre-Dame-de-Liesse  
Pont-Viau  
Ste-Anne-du-Bout-de-l'Ile  
Ste-Genevieve  
St-Joachim-de-la-Pointe-Claire  
St-Joseph-de-la-Riviere-des-Prairies  
St-Laurent  
St-Leonard-de-Port-Maurice  
St-Raphael-de-l'Ile-Bizard

Ottawa

cities

Ottawa

towns

Eastview

villages

Rockcliffe

townships

Gloucester (pt.)  
Nepean (pt.)

Quebec

cities

Levis  
Quebec

towns

Beauport  
Lauzon  
Quebec W.

villages

Beauport E.  
Charlesbourg  
Giffard  
Montmorency

Quebec (concl'd)

municipalities

La-Petite-Riviere  
St-Colomb-de-Sillery  
Ste-Foy  
St-Michel-Archange

Saint John

cities

Saint John

villages

Rothsay

townships

Lancaster  
Rothsay  
Simonds

Sydney

cities

Sydney

towns

Dominion  
Glace Bay  
New Waterford  
North Sydney  
Sydney Mines

municipalities

Dominion No. 6  
Dutch Brook  
Edwardsville & Coxheath  
George River  
Leitches Creek  
Lingan  
Little Bras d'Or  
Reserve  
South Forks

Toronto

cities

Toronto



Toronto (concl'd)

towns

Leaside  
Mimico  
New Toronto  
Weston

villages

Forest Hill  
Long Branch  
Swansea

townships

Etobicoke (pt.)  
Scarborough (pt.)  
York  
York East  
York North

Trois Rivières

cities

Cap-de-la-Madeleine  
Trois Rivières

Vancouver

cities

New Westminster  
North Vancouver  
Vancouver

municipalities

Burnaby District  
North Vancouver District  
West Vancouver District  
University Endowment Area

Victoria

cities

Victoria

Victoria (concl'd)

municipalities

Esquimalt  
Oak Bay  
Saanich

Windsor

cities

Windsor

towns

LaSalle  
Ojibway  
Riverside  
Tecumseh

townships

Sandwich East (pt.)  
Sandwich West (pt.)

Winnipeg

cities

St. Boniface  
Winnipeg

towns

Transcona  
Tuxedo

villages

Brooklands

municipalities

Fort Garry  
Kildonan East  
Kildonan North  
Kildonan West  
Old Kildonan  
St. James  
St. Vital

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