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HOUSING BULLETIN NO. 11

CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO NOVEMBER 30, 1948

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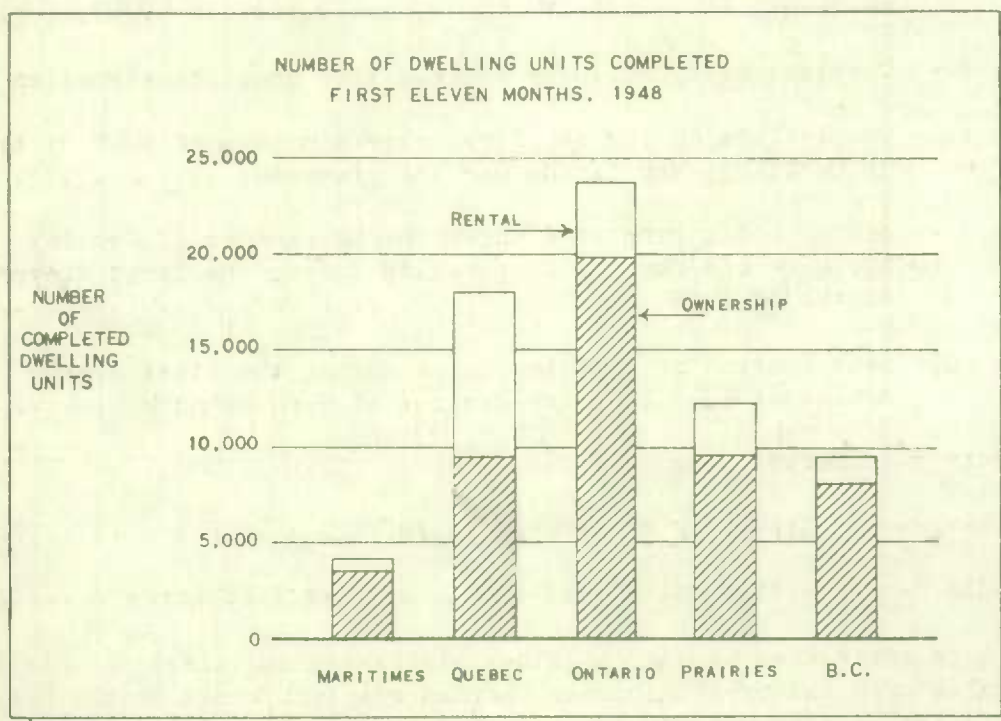
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HOUSING BULLETIN NO. 11

The number of dwelling units completed in Canada in the first eleven months of 1948 is estimated at 68,103. During November, 9,701 units were completed, the highest total for any month so far in 1948. It is expected that the total for December will be even higher.

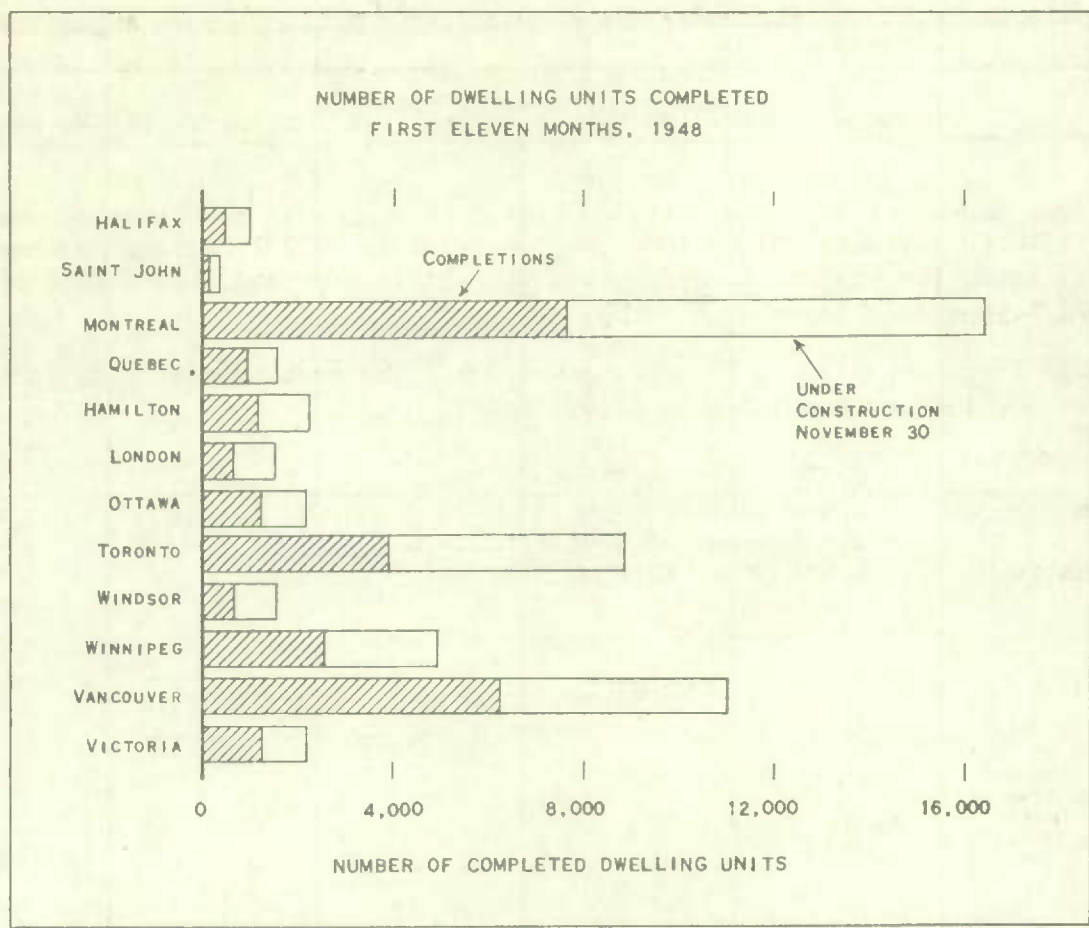
In November, 7,795 units were started and the number under construction at November 30, 1948, was reduced to 61,093 units.



The average length of time required to build the dwelling units completed in November was 6.0 months. This is no significant change from the October estimate of 6.1 months and only a slight increase over the low of 5.4 months reached in September.

It is estimated from the types of dwelling units being constructed that

25% of those completed in the first eleven months of 1948 are for rental purposes and that the remainder will be owner-occupied.



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

In some of the tables, there appears a column headed "adjustments". These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada,
the provinces, and metropolitan areas
during the first eleven months of 1948

	Under construction January 1	January 1 to November 30		Adjustments	Under construction November 30
		Started	Completed		
Canada	42,215	86,348	68,103	+ 633	61,093
Provinces:					
Prince Edward Island	209	221	170	- 1	259
Nova Scotia	2,161	3,042	2,226	+ 27	3,004
New Brunswick	736	2,241	1,694	- 15	1,268
Quebec	9,076	23,561	18,052	- 40	14,545
Ontario	17,243	28,690	23,935	+ 267	22,265
Manitoba	2,315	4,976	4,074	- 21	3,196
Saskatchewan	1,469	3,304	2,899	+ 20	1,894
Alberta	2,310	9,259	5,286	+ 263	6,546
British Columbia	6,696	11,054	9,767	+ 133	8,116
Metropolitan Areas:					
Halifax	275	687	435	+ 5	532
Saint John	82	294	119	- 1	256
Montreal	4,434	11,981	7,647	+ 25	8,793
Quebec	816	707	981	+ 4	546
Hamilton	887	1,346	1,140	+ 30	1,123
London	543	986	687	- 12	830
Ottawa	973	1,089	1,212	+ 124	974
Toronto	3,467	5,376	3,912	+ 32	4,963
Windsor	535	1,007	632	-	910
Winnipeg	2,100	2,861	2,568	- 21	2,372
Vancouver	4,365	6,723	6,229	- 7	4,866
Victoria	1,002	1,119	1,211	+ 7	917

Table 2.- Construction of dwelling units in rural and urban areas by regions,
during the first eleven months of 1948

	Under construction January 1	January 1 to November 30		Adjustments	Under construction November 30
		Started	Completed		
Canada	42,215	86,348	68,103	+ 633	61,093
urban	34,716	66,210	51,784	+ 337	49,479
5000 or more	29,510	54,321	42,510	+ 40	41,361
under 5000	5,206	11,889	9,274	+ 297	8,118
rural	7,499	20,138	16,319	+ 296	11,614
non-farm	6,314	15,443	12,907	+ 3	8,853
farm	1,185	4,695	3,412	+ 293	2,761
Maritime Provinces	3,106	5,504	4,090	+ 11	4,531
urban	1,836	3,030	2,227	- 12	2,627
5000 or more	1,433	2,380	1,652	- 12	2,149
under 5000	403	650	575	-	478
rural	1,270	2,474	1,863	+ 23	1,904
non-farm	991	1,829	1,418	+ 23	1,425
farm	279	645	445	-	479
Quebec	9,076	23,561	18,052	- 40	14,545
urban	7,866	18,941	14,452	+ 10	12,365
5000 or more	6,324	16,231	11,634	- 66	10,855
under 5000	1,542	2,710	2,818	+ 76	1,510
rural	1,210	4,620	3,600	- 50	2,180
non-farm	984	3,892	2,920	- 50	1,906
farm	226	728	680	-	274
Ontario	17,243	28,690	23,935	+ 267	22,265
urban	12,857	20,345	16,300	+ 168	17,070
5000 or more	10,847	17,882	13,670	+ 147	15,206
under 5000	2,010	2,463	2,630	+ 21	1,864
rural	4,386	8,345	7,635	+ 99	5,195
non-farm	3,795	6,871	6,457	+ 30	4,239
farm	591	1,474	1,178	+ 69	956
Prairie Provinces	6,094	17,539	12,259	+ 262	11,636
urban	5,879	14,094	9,874	+ 38	10,137
5000 or more	4,966	9,125	7,275	- 85	6,731
under 5000	913	4,969	2,599	+ 123	3,406
rural	215	3,445	2,385	+ 224	1,499
non-farm	126	1,635	1,276	-	485
farm	89	1,810	1,109	+ 224	1,014
British Columbia	6,696	11,054	9,767	+ 133	8,116
urban	6,278	9,800	8,931	+ 133	7,280
5000 or more	5,940	8,703	8,279	+ 56	6,420
under 5000	338	1,097	652	+ 77	860
rural	418	1,254	836	-	836
non-farm	418	1,216	836	-	798
farm	-	38	-	-	38

Table 3.- Monthly starts, first eleven months of 1948

Canada and the provinces

	Jan.	Feb.	March	April	May	June
CANADA	1,675	1,894	3,109	8,274	11,407	13,409
Provinces:						
Prince Edward Island	-	-	-	15	30	20
Nova Scotia	42	12	37	326	439	478
New Brunswick	11	-	3	146	530	484
Quebec	251	590	1,355	2,800	3,019	3,613
Ontario	610	397	796	2,845	3,762	3,740
Manitoba	51	21	53	231	958	1,043
Saskatchewan	48	21	9	116	460	697
Alberta	80	98	72	244	1,137	1,824
British Columbia	582	755	784	1,551	1,072	1,510

	July	August	Sept.	October	Nov.
CANADA	9,684	11,013	10,651	7,437	7,795
Provinces:					
Prince Edward Island	43	93	13	-	7
Nova Scotia	342	678	332	186	170
New Brunswick	346	176	341	94	110
Quebec	2,227	2,270	3,079	2,075	2,282
Ontario	3,773	3,361	3,673	2,759	2,974
Manitoba	582	955	553	237	292
Saskatchewan	474	516	286	587	90
Alberta	769	1,619	1,473	687	1,254
British Columbia	1,128	1,345	899	812	616

Table 4.- Monthly completions, first eleven months of 1948

Canada and the provinces

	Jan.	Feb.	March	April	May	June
CANADA	3,736	3,778	4,055	6,729	6,284	5,946
Provinces:						
Prince Edward Island	9	-	27	36	6	18
Nova Scotia	64	105	82	129	191	345
New Brunswick	91	69	49	112	103	69
Quebec	564	798	1,525	1,978	1,267	1,556
Ontario	1,534	1,451	1,113	2,708	2,803	2,175
Manitoba	196	230	229	324	503	403
Saskatchewan	154	106	129	233	296	234
Alberta	260	340	255	361	426	329
British Columbia	864	679	646	848	689	817

	July	August	Sept.	October	Nov.
CANADA	6,073	6,970	6,667	8,164	9,701
Provinces:					
Prince Edward Island	14	28	5	14	13
Nova Scotia	99	278	150	404	379
New Brunswick	200	189	266	313	233
Quebec	2,067	2,062	1,988	2,068	2,179
Ontario	2,026	2,404	1,674	2,923	3,124
Manitoba	297	301	537	306	748
Saskatchewan	127	174	308	576	562
Alberta	196	302	691	520	1,606
British Columbia	1,047	1,232	1,048	1,040	857

Table 5.- Dwelling units completed during November
by time under construction for Canada,
the provinces and metropolitan areas

	Total	MONTHS				1 year or more	unknown
		1-3	4-6	7-9	10-12		
CANADA	9,701	2,061	4,815	1,398	396	968	63
Provinces:							
Prince Edward Island	13	1	7	2	-	3	-
Nova Scotia	379	64	190	23	2	100	-
New Brunswick	233	84	142	4	2	1	-
Quebec	2,179	369	998	623	56	133	-
Ontario	3,124	642	1,425	438	256	302	61
Manitoba	748	123	547	31	9	36	2
Saskatchewan	562	338	147	3	2	72	-
Alberta	1,606	279	1,075	66	14	172	-
British Columbia	857	161	284	208	55	149	-
Metropolitan Areas:							
Halifax	72	14	35	20	2	1	-
Saint John	10	7	3	-	-	-	-
Montreal	1,055	79	330	551	40	55	-
Quebec	133	4	58	-	15	56	-
Hamilton	71	2	42	7	12	8	-
London	56	8	30	10	6	2	-
Ottawa	223	12	56	49	7	99	-
Toronto	474	44	185	99	76	69	1
Windsor	134	1	79	-	25	25	4
Winnipeg	321	32	212	31	8	36	2
Vancouver	569	111	206	137	30	85	-
Victoria	172	22	53	31	9	57	-

Table 6.- Dwelling units completed during November by time under construction, as a percentage of total completions for Canada and regions*

	Total	MONTHS				1 year or more
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
CANADA	100	21	50	15	4	10
Regions:						
Maritimes	100	24	54	5	1	16
Quebec	100	17	46	29	2	6
Ontario	100	21	47	14	8	10
Prairies	100	25	61	3	1	10
British Columbia	100	19	33	24	7	17

* Dwellings for which the length of time under construction is unknown have been omitted from the calculation of percentages.

Table 7.- Completions by month by average time under construction

	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sep.	Oct.	Nov.
CANADA	7.7	6.8	7.1	7.2	7.2	6.8	6.1	6.2	5.4	6.1	6.0
Regions:											
Maritimes	6.0	7.5	9.5	6.8	6.1	7.6	6.4	5.5	5.4	6.1	6.7
Quebec	6.8	4.5	6.0	6.6	7.1	6.2	4.5	4.6	4.2	5.1	6.1
Ontario	8.7	7.1	7.4	7.2	6.7	7.1	7.4	6.8	7.0	6.6	5.7
Prairies	6.7	7.2	7.6	7.9	8.1	7.5	6.9	6.3	4.9	5.1	5.5
British Columbia	8.1	8.2	8.0	8.0	8.1	6.6	7.0	7.7	6.3	7.7	7.8

Table 8.- Completions during the first eleven months of 1948 by type of dwelling,
for Canada and the Provinces

	total	one-family detached	two-family detached	row or terrace	apartment or flat	other
CANADA	68,103	55,574	3,972	1,457	6,902	198
Provinces:						
Prince Edward Island	170	150	-	-	20	-
Nova Scotia	2,226	2,045	-	4	177	-
New Brunswick	1,694	1,488	122	-	28	56
Quebec	18,052	8,655	3,198	1,396	4,682	121
Ontario	23,935	22,429	294	57	1,139	16
Manitoba	4,074	3,881	40	-	153	-
Saskatchewan	2,899	2,889	2	-	8	-
Alberta	5,286	4,922	208	-	156	-
British Columbia	9,767	9,115	108	-	539	5

Table 9.- Rental units completed under the management of
Central Mortgage and Housing Corporation
during the first eleven months of 1948*

	total	single dwellings	two-family detached	apartments or flats	other
CANADA	6,787	6,296	16	475	-
Provinces:					
Prince Edward Island	-	-	-	-	-
Nova Scotia	-	-	-	-	-
New Brunswick	171	171	-	-	-
Quebec	716	470	16	230	-
Ontario	2,835	2,615	-	220	-
Manitoba	603	603	-	-	-
Saskatchewan	792	792	-	-	-
Alberta	676	676	-	-	-
British Columbia	994	969	-	25	-

* Wartime Housing Limited and Housing Enterprises Limited

Table 10 - Construction of dwelling units during
the first eleven months of 1948
in urban centres of 5000 or more

	Under construction January 1	January 1 to November 30		Adjustments	Under construction November 30
		Started	Completed		
Prince Edward Island:					
Charlottetown	59	81	77	-	63
Summerside	10	14	9	- 1	14
Nova Scotia:					
Amherst	9	56	7	-	58
Halifax	275	687	435	+ 5	532
New Glasgow	32	76	17	-	91
Springhill	9	34	18	-	25
Stellarton	10	79	10	- 1	78
Sydney	532	218	311	-	439
Truro	67	143	127	-	83
Yarmouth	18	51	23	-	46
New Brunswick:					
Campbellton	91	65	106	-	50
Edmundston	19	55	57	- 1	16
Fredericton	123	263	123	- 11	252
Moncton	97	264	213	- 2	146
Saint John	82	294	119	- 1	256
Quebec:					
Asbestos	13	139	84	- 4	64
Chicoutimi	15	82	68	-	29
Drummondville	45	148	132	-	61
Granby	87	106	155	- 2	36
Grand'Mere	27	156	126	- 4	53
Hull	108	186	148	- 1	145
Joliette	64	110	121	-	53
Jonquiere	36	105	104	-	37
Kenogami	4	24	16	-	12
Lachute	5	73	53	- 16	9
La Tuque	15	39	14	-	40
Magog	10	29	31	-	8
Montreal	4,434	11,981	7,647	+ 25	8,793
Quebec	816	707	981	+ 4	546
Rimouski	33	131	100	-	64
Riviere du Loup	18	35	40	-	13
Rouyn	36	-	-	-	36
St. Hyacinthe	48	127	116	- 1	58
St. Jean	28	125	55	-	98
St. Jerome	29	111	96	-	44
St. Joseph d'Alma	10	120	109	-	21
St. Joseph de Grantham	9	100	61	-	48

	Under construction January 1	January 1 to November 30		Adjustments	Under construction November 30
		Started	Completed		
Quebec: (concl'd)					
Shawinigan Falls	62	184	149	- 14	83
Sherbrooke	129	453	435	+ 1	148
Sorel	11	26	13	-	24
Thetford Mines	4	45	33	- 7	9
Trois Rivières	119	642	458	- 33	270
Valleyfield	28	85	92	- 2	19
Victoriaville	81	162	197	- 12	34
Ontario:					
Barrie	50	128	90	-	88
Belleville	116	446	212	-	350
Brampton	47	30	49	-	28
Brantford	228	280	268	-	240
Erockville	28	44	35	-	37
Chatham	143	197	156	-	184
Cobourg	29	104	38	-	95
Collingwood	82	56	97	-	41
Cornwall	63	147	139	+ 1	72
Dundas	11	36	21	-	26
Fort Erie	19	62	23	- 1	57
Fort Frances	22	48	38	-	32
Fort William	124	285	160	-	249
Galt	172	100	173	-	99
Guelph	163	189	185	+ 7	174
Hamilton	887	1,346	1,140	+ 30	1,123
Hawkesbury	5	27	18	-	14
Ingersoll	33	32	27	- 4	34
Kenora	49	21	38	-	32
Kingston	153	195	194	-	154
Kitchener	422	807	482	+ 4	751
Leamington	39	61	60	-	40
Lindsay	74	47	89	-	32
London	543	986	687	- 12	830
Midland	70	24	77	-	17
Niagara Falls	189	374	263	- 11	289
North Bay	46	120	67	- 3	96
Orillia	36	116	71	+ 3	84
Oshawa	156	214	229	- 4	137
Ottawa	973	1,089	1,212	+ 124	974
Owen Sound	88	125	146	-	67
Parry Sound	3	13	15	-	1
Pembroke	23	136	53	-	106
Peterborough	164	359	175	- 12	336
Port Arthur	97	296	205	-	188
Port Colborne	22	22	20	- 2	22
Port Hope	74	61	86	-	49
Preston	43	26	41	- 1	27

	Under construction January 1	January 1 to November 30		Adjustments	Under construction November 30
		Started	Completed		
Ontario: (concl'd)					
Renfrew	10	77	22	-	65
St. Catharines	293	518	420	- 7	384
St. Thomas	35	167	59	- 2	141
Sarnia	215	596	315	-	496
Sault Ste. Marie	188	333	316	-	205
Simcoe	40	62	58	-	44
Smith's Falls	9	39	15	-	33
Stratford	52	134	56	-	130
Sudbury	64	202	149	- 2	115
Thorold	36	103	44	- 1	94
Timmins	106	55	124	-	37
Toronto	3,467	5,376	3,912	† 32	4,963
Trenton	110	143	171	-	82
Welland	82	223	145	† 8	168
Whitby	45	26	45	-	26
Windsor	535	1,007	632	-	910
Woodstock	74	172	108	-	138
Manitoba:					
Brandon	63	179	107	-	135
Portage la Prairie	26	4	27	-	3
Winnipeg	2,100	2,861	2,568	- 21	2,372
Saskatchewan:					
Moose Jaw	110	135	122	† 14	137
North Battleford	65	60	62	† 1	64
Prince Albert	63	157	90	- 2	128
Regina	337	323	405	- 12	243
Saskatoon	436	526	701	- 48	213
Swift Current	64	145	92	- 6	111
Weyburn	7	70	20	-	57
Yorkton	59	163	108	-	114
Alberta:					
Calgary	706	1,706	1,154	- 6	1,252
Edmonton	581	2,253	1,428	- 4	1,402
Lethbridge	173	295	201	- 1	266
Medicine Hat	176	248	190	-	234
British Columbia:					
Kamloops	53	42	67	- 2	26
Kelowna	103	185	186	- 2	100
Nanaimo	177	188	194	-	171
Nelson	16	22	20	-	18
Prince George	115	22	136	- 1	-
Prince Rupert	10	1	6	-	5
Trail	52	229	104	† 48	225
Vancouver	4,365	6,723	6,229	† 7	4,866
Vernon	47	172	126	- 1	92
Victoria	1,002	1,119	1,211	† 7	917

Appendix 1 : Definitions

(a) Coverage

The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. This means that seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Furthermore, dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

(b) Type of dwelling

The definitions which apply to the different types of dwelling 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.

(c) For the purpose of this survey, a dwelling unit is 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) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50 or more 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 include 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 without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative 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. A list of the municipalities included in these metropolitan areas was given in Housing Bulletin No. 1, pp. 13-15.

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