DOMINION BUREAU OF STATISTICS OTTAWA - CANADA


HOUSING BULLETIN NO. 12

CONSTRUCTION OF DWELLING UNITS IN CANADA FROM JANUARY 1 TO DECEMBER 31, 1948

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


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# - 2 - <br> DOMINION BUREAU OF STATISTICS SPECIAL SURVEYS DIVISION 

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## HOUSING BULLETIN NO. 12

The number of dwelling units completed in Canada during 1948 is estimated at 81,243 , including 5,146 conversions, compared with 79,359 units completed in 1947. This brings the total number of dwelling units completed in the pest four years to 276,516 .

There ha been considerably more activity in the residential construction field in 1948 than in 1947. Although completions in 1948 were only 1,884 unitsmore than in 1947, the number of dwelling units under construction increased from 42,215 units at December 31, 1947, to 56,456 units at December 31 . 1948. Contractors took advantage of the good building weather in the late fall and concentrated on getting construction started rather than completing the dwelling which had reached the closed-in stage. The high carryover indicates that the usual seasonal decline in the number of completions will be less pronounced in the winter months to come.

The average lensth of time required to build the dwelling units completed in Cenada in 1948 was 6.5 months. The Quebec averare of 5.5 month reflects the higher proportion of multiple units being bullt in this region upon which there is a seving of time per unit. The monthly everages indicate a definite seasonal pattern. In general, the dwellings com-
pleted in the first half of the year required more than the averape time to build while those in the last half required less than the average.

It is estimated from the type of dwelling units being constructed that $25 \%$ of those completed in 1948 are for rental purposes and thet the remainder will be owner-ccupied. Almost $40 \%$ of the rental units were built under the management of Central Mortgage and Housing Corporation.


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 arid Housing Corperation. All metropolitan areas and urban centres with a populetion of 5,000 or more are enumerated completely. Approximately $L 00$ sample areas lying outside these municipalitie are also chosen for complete enumeration.

In some of the tables, there appears a column headed "adjustmentis". 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 lom Construction of dwelling units in Canada, the provinces
and metropolitan area during 1448

|  | Under conce struction Jemary 1 | $\frac{\text { January } 1}{\text { Started }}$ | December 31 | Ad.justments |  | Under construction December 31 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| canada | 42,215 | 90,194 | 76.097 | \% | 144 | 56,456 |
| Provinces: |  |  |  |  |  |  |
| Prince Edward Islend | 209 | 225 | 230 | - | 1 | 203 |
| Nova Scotis. | 2.161 | 3.148 | 2.588 | $\square$ | 27 | 2.748 |
| New Branswick | 736 | 2,339 | 1,991. | - | 15 | 1,069 |
| quebec | 9,0\%6 | 24.982 | 20.271 | - | 39 | 13.848 |
| Ontario | 17.243 | 29.976 | 26,391 | 4 | 284 | 21,112 |
| Manitoba | 2.315 | 5.018 | 4,561 | . | 140 | 2.632 |
| Seckatchewan | 1.469 | 3,354 | 3,211 | 8 | 241 | 1.853 |
| Alberta | 2,310 | 9.519 | 6,223 | - | 344 | 5,262 |
| British Columbia | 6,696 | 11.633 | 10,731 | 4 |  | 7.729 |
| Metropolitan Areas: |  |  |  |  |  |  |
| Halifax | 275 | 721 | 471 | $\frac{9}{4}$ | 5 | 530 |
| Saint John | 82 | 296 | 134 | , | 1 | 243 |
| Montreal | 4.434 | 13.101 | 8,814 | $\frac{1}{7}$ | 25 | 8.746 |
| Ruebec | 816 | 820 | 1.082 | $\frac{1}{4}$ | 4 | 558 |
| Hamil toz | 887 | 1.627 | 1.31 .7 | $\frac{1}{4}$ | 27 | 1. 224 |
| London | 543 | 1,044 | 732 | $\cdots$ | 20 | 835 |
| Ottawa | 973 | 1,145 | 1.454 | $\frac{1}{6}$ | 139 | 803 |
| Toronto | 3.467 | 5.517 | 4.243 | 4 | 32 | 4.875 |
| windsox | 535 | 1.1 .32 | 806 |  | - | 861 |
| Winnipeg | 2,100 | 2.896 | 2,881 | $\cdots$ | 31 | 2,084 |
| Vancouver | 4,365 | 7.016 | 6.758 | $\stackrel{3}{4}$ | 7 | 4,630 |
| Tictoria | $1,00{ }^{\circ}$ | 1,212 | 1.353 | 1 | 5 | 866 |

Table 2.- Construction of dwelliag units in rural and urban areas
by regions, during 1948

|  | Under construction Jenuery 1 | January 1 | December 31 |  | Under con- |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | Started | Completed | Adjustments | December 31 |
| Canada | 42.215 | 90,194 | 76,097 | \& 144 | 56,456 |
| urban | 34.716 | 69,69\% | 58,035 | - 348 | 46,030 |
| 5000 or more | 29.510 | 57,671 | 48,006 | $\pm 42$ | 39.217 |
| under 5000 | 5,206 | 12.026 | 10,029 | - 390 | 6,813 |
| rural | 7.499 | 20.497 | 18,062 | - 492 | 10,426 |
| non-farm | 0,314 | 15,68\% | 14.204 | 4249 | 8.046 |
| farm | 1,185 | 4.810 | 3.858 | + 243 | 2,380 |
| Mrintime Provinces | 3.106 | 5.712 | 4.809 | + 11 | 4.020 |
| urban | 1.836 | 3.106 | 2.572 | - 12 | 2,358 |
| 5000 or more under 5000 | 1.433 403 | 2.456 650 | 1.900 672 | - 12 | $\begin{array}{r}1.977 \\ \hline 881\end{array}$ |
| rural | 1.270 | 2,606 | 2.239 | $7 \quad 23$ | 1.662 |
| non-farm | 491 | 1.875 | 1.701 | 423 | 1,188 |
| farm | 279 | 131 | 536 |  | 474 |
| quebec | 9.076 | 24,982 | 20,171 | - 39 | 13.848 |
| urban | 1.866 | 20,362 | 16,291 | \% 11 | 11. 948 |
| 5000 or more | 0.324 | 17.632 | 13.261 | - 65 | 10,630 |
| under 5000 | 1,542 | 2.730 | 3.030 | \% 76 | 1.318 |
| rural | 1, 210 | 4,620 | 3.880 | - 50 | 1.900 |
| non-farm | 984 | 3.892 | 3.172 | - 50 | 1.654 |
| farm | 226 | 728 | 708 | - | 246 |
| Ontario | 17.243 | 29,976 | 26,391 | \& 284 | 21.112 |
| urban | 12,857 | 21.547 | 18,207 | \% 185 | 16,382 |
| 5000 or more | 10,847 | 18,970 | 15,370 | $\stackrel{\square}{7} 164$ | 14,611 |
| under 5000 | 2,010 | 2.577 | 2,837 | ¢ 21 | 1,771 |
| rural | 4.386 | 8.429 | 8,184 | 99 | 4.730 |
| non-farm | 3.795 | 6,955 | 0.958 | 30 | 3.822 |
| farm | 591 | 1.474 | 1.206 | $\cdots \quad 69$ | 908 |
| Prairie Provinces | 6.094 | 17.891 | 13.995 | - 243 | 9.747 |
| urban | 5,879 | 14,417 | 11,260 | -603 | 8.373 |
| 5000 or more | 4.966 | y. 447 | $8.1: 31$ | - 99 | 5.883 |
| under 5000 | 913 | 4.970 | 2.829 | - 564 | 2.490 |
| rural | 215 | 3.474 | 2.735 | + 420 | 1.374 |
| non-farm | 126 | 1.635 | 1.347 | 3246 | - 660 |
| farm | 89 | 1.839 | 1.388 | $\frac{1}{7} 174$ | 714 |
| Britioh Columbia | 6,696 | 11. 633 | 10.731 | ${ }^{\square} 131$ | 7.729 |
| urban | 6,278 | 10,265 | 9.705 | 1731 | 6.969 |
| 5000 or more | 5.940 | 9,166 | 9,04,4 | ¢ 54 | 6.116 |
| under 5000 | 338 | 1,099 | 661 | - 77 | 853 |
| rural | 418 | 1,368 | 1.026 | - | 760 |
| non-farm | 418 | 1.330 | 1,026 | - | 722 |
| farm | - | 38 | - | - | 38 |

Table 3．－Monthly starts，twelve months of 1948
Canade and the provinces

|  | Jen． | Feb。 | March | April | May | June |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| CANADA | 1.675 | 1，894 | 3，109 | 8，2．74 | 11，407 | 13，409 |
| Provinces： |  |  |  |  |  |  |
| Frince Edward Island | － | － | － | 15 | 30 | 20 |
| Nova Scotia | 42 | 12 | 31 | 326 | 439 | 478 |
| New Brunswick | 11 | － | 3 | 146 | 530 | 484 |
| Quebec | 251 | 590 | 1.355 | 2，800 | 3，019 | 3.613 |
| Ontarío | 610 | 397 | 796 | 2，845 | 3.762 | 3.740 |
| Pranitoba | 51 | 21 | 53 | 231 | 958 | 1，043 |
| Saskatchewan | 48 | 21 | 9 | 116 | 460 | 697 |
| Alberta | 80 | 98 | 72 | 244 | 1.131 | 1.824 |
| British Columbia | 582 | 155 | 784 | 1.551 | 1,072 | 1.510 |


|  | July | August | Sept。 | Oet． | Nov。 | Dec。 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Canada | 9，684 | 11.013 | 10，651 | 7.437 | 7.795 | 3.846 |
| Provinces： |  |  |  |  |  |  |
| Frince Edwarà Island | 43 | 93 | 13 |  | 7 | 106 |
| Quew Brunswick | 346 | 176 | 341 | 94 | 110 | 98 |
| Ontario | 3.717 | 3． 261 | 3.673 | 2，759 | 2.974 | 1，286 |
| Menitoba | 58 | 955 | 553 | 237 | 292 | 42 |
| Saskatchewan | 474 | 516 | 286 | 587 | 90 | 50 |
| Ailberta | 769 | 1．619 | 1.473 | 687 | 1． 254 | 260 |
| Eritish Columbia | 1，128 | 1.345 | 899 | 812 | 616 | 579 |

[^0]Canada and the provinces

|  | Jan。 | Feb。 | March | Apri1 | May | June |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Camada | 3.736 | 3.778 | 4，055 | 6．729 | 6.284 | 5.946 |
| Provinces： |  |  |  |  |  |  |
| Prince Bdward Ieland |  | 105 | 27 82 |  | 6 | 18 |
| Nova Scotia | 64 | 105 69 | 82 | 129 | 191 | 345 |
| New Brunswick גuebec | 91 564 | 69 798 | 49 1.525 | 112 1.978 | 103 267 | 69 |
| potario | 1.534 | 1.451 | 1， 113 | 2，708 | 2，803 | 2，175 |
| Manitcbes | 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 |


|  | Juyy | August | Sept。 | Oct． | Nov． | Dec。 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Canada | 6.073 | 6.970 | 6,667 | 8，164 | 9.701 | 7.994 |
| Provinces： |  |  |  |  |  |  |
| Prince Edward Island | 14 | 28 | 5 | 14 | 13 | 60 |
| Nove Scotia | 99 | 278 | 150 | 404 | 379 | 302 |
| New Brunswick | 200 | 189 | 266 | 313 | 233 | 297 |
| Quebec | 2.067 | 2，062 | 1．988 | 2，068 | 2，179 | 2，119 |
| Onterio | 2．026 | 2.404 | 1.574 | 2，923 | 3，124 | 2，456 |
| Manitoba | 297 | 301 | 537 | 306 | － 748 | 487 |
| Saskatchewan | 127 | 174 | 308 | 575 | 562 | 312 |
| Alberta | 296 | 302 | 69. | 520 | 1，606 | 931 |
| British Columbia | 1.047 | 1，232 | 1，048 | 1，040 | 857 | 964 |

Table 5.- Dwelling units uncompleted at the end of 1946, 1947 and 1948, for Canada and the provinces

|  | end of 2946 | end of 1947 | end of 1948 |
| :---: | :---: | :---: | :---: |
| CANADA | 40.170 | 42,215 | 56.456 |
| Provinces: |  |  |  |
| Prince Edward Island | 165 | 209 | 203 |
| Nova Scotia | 2.098 | 2,161 | 2,748 |
| New Brunswick | 1,187 | 736 | 1,069 |
| Rue bec | 7.257 | 9,076 | 13,848 |
| pntario | 12.706 | 17.243 | 21,112 |
| Manitoba | 3.060 | 2,315 | 2,632 |
| Saskatchewan | 2.018 | 1.469 | 1.853 |
| Alberta | 3,145 | 2,310 | 5,262 |
| British Columbia | 8.534 | 6,696 | 7.729 |

Table 6or Dwelling units added during 1948 by conversion for Canada and the provinces

|  | urban centres <br> 5000 <br> or more | other | total |
| :--- | :---: | :---: | :---: |
| Canada | 3.914 | 1.232 | 5.146 |
| Frovinces: |  |  |  |
| Prince Edward Island | 11 |  |  |
| Nova Scotla | 235 | 11 | 22 |
| New Branswick | 211 | 81 | 316 |
| Zuebec | 801 | 63 | 274 |
| Oritario | 1.773 | 287 | 1.088 |
| Manitoba | 260 | 500 | 2.273 |
| Saskatchewan | 158 | 84 | 344 |
| Alberta | 196 | 62 | 220 |
| Mritish Columbia | 269 | 54 | 250 |

Table 70- Completions during 1948 by type of dwelling,
for Canada and the provinces

|  | total | one-femily detached | two family detached | row or terrace | apartment or flat | other |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Canada | 76.091 | 61.787 | 4.560 | 1,607 | 7.836 | 307 |
| Provjaces: |  |  |  |  |  |  |
| Prince Edward Island | 230 | 210 | $\cdots$ | $\because$ | 20 | - |
| Nova Scotia | 2,588 | 2.407 | - | 4 | 177 | - |
| New Brunswick | 1.991 | 1.769 | 122 | - | 44 | 56 |
| Quebec | 20,171 | - 9.431 | 3,694 | 1.546 | 5.334 | 166 |
| Ontario | 26.391 | 24.669 | 332 | 57 | 1,296 | 37 |
| Manitoba | 4.561. | 4.328 | 42 | 5 | 191 | , |
| Saskatchewan | 3.211 | 3.201 | 2 | - | 8 | - |
| Alberta | 6,223 | 5,796 | 222 | - | 200 | 5 |
| British Columbia | 10.731 | 9.976 | 146 | $\sim$ | 566 | 43 |

Table 8... Kental units completed during 1948 under the management of Central Mortgage and Housing Corporation*

|  | total | $\begin{aligned} & \text { singile } \\ & \text { dwelilngs } \end{aligned}$ | two-family detached | apartments or flats | other |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Canada | 7.238 | 6.647 | 54 | 537 | - |
| Provinces: |  |  |  |  |  |
| Prince Edward Island | * | $\cdots$ | $\cdots$ | $\cdots$ | - |
| Nova Scotia | - | - | ar | - | - |
| New Brunswick | 184 | 184 | $\because$ | - | - |
| Quebec | 766 | 482 | 54 | 230 | - |
| Ontario | 3.057 | 2.775 | - | 282 | - |
| Manitoba | 638 | 638 | - | .. | - |
| Saskatchewan | 910 | 810 | $\cdots$ | $\cdots$ | $\cdots$ |
| Alberta | 706 | 705 | $\cdots$ | - | - |
| British Columbia | 1.077 | 1.052 | - | 25 | $\cdots$ |

* Wartime Housing Limited and Housing Enterprises Limited

Table 90- Iwelling units completed during December by time under construction for Canada, the provinces and metropolitan areas

|  | Total | MONTFS |  |  |  | $\left\lvert\, \begin{array}{ll} 1 & \text { jesr } \\ \text { or } & \text { more } \end{array}\right.$ | unknown |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | 1-3 | 4-6 | $7-9$ | 10-12 |  |  |
| canada | 7.994 | 1.486 | 3.573 | 1,963 | 267 | 600 | 105 |
| Provinces: |  |  |  |  |  |  |  |
| Prince Edward Is land | 60 | 7 | 23 | 1 | $\cdots$ | 15 | 14 |
| Nova Scotia | 362 | 42 | 148 | 43 | 2 | 93 | 34 |
| New Brunswick | 297 | 118 | 141 | 32 | 2 | 4 | - |
| Quebec | 2,119 | 512 | 832 | 656 | 41 | 78 | - |
| Ontario | 2,456 | 403 | 1,128 | 569 | 103 | 198 | 55 |
| Manitoba | 487 | 35 | 25 ? | 153 | 1 | 44 | 2 |
| Saskatchewan | 31.2 | 79 | 138 | 85 | 2 | 8 | - |
| Alberta | 937 | 131 | 593 | 134 | 36 | 43 | - |
| British Coluribia | 964 | 159 | 318 | 290 | 80 | 117 | - |
| fetropoliten Areas: |  |  |  |  |  |  |  |
| Ealifex | 36 | 1 | 22 | 12 | 1 | - | - |
| Seint John | 15 | 2 | 9 | 4 | $\cdots$ | - | - |
| Montreal | 1,167 | 75 | 386 | 596 | 35 | 15 | - |
| quebec | 102 | 22 | 70 | 5 | 4 | - | - |
| Hamiltca | 171 | .7 | 75 | 59 | 23 | 13 | - |
| London | 45 | 2 | 12 | 25 | 3 | 36 | - |
| Ottawa | 242 | 6 | 75 | 122 | 3 | 36 |  |
| Toronto | 231 | 21 | 90 | 69 | 25 | 26 | $\ddot{4}$ |
| Windsor | 174 | 23 | 115 | 1 |  | 31 | 4 |
| Winnipeg | 313 | 25 | 161 | 82 | 1 | 42 | 2 |
| Vancouver | 529 | 51 | 215 | 165 | 24 | 74 | - |
| Victoria | 142 | 13 | 35 | 32 | 17 | 45 | - |

Table 10 ... Dwelling units completed during December by time under conatruction 28 a percentage of total completfons for Canede and regions*


* Dwellings for which the length of time under construction is unknown have beers onitted from the calculation of percentages:

Table 110 Completions by month by average time under construction

|  | Jen. | Feb。 | Mar. | Apr. | Moy | June | July | Aug. | Sep. | Oct. | Nor: | Dec. | 1948 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| CANADA | 7.7 | 6.8 | 7.1 | 7.2 | 7.2 | 6.8 | 6.1 | 6.8 | 5.4 | 6.1 | 0.0 | 6.4 | 6.5 |
| Regions: |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Maritimes | 6.0 | 7.5 | 9.5 | 6.8 | 6.1 | 7.6 | 6.4 | 5.5 | 5.4 | 6.1 | 6.7 | 6.7 | 6.5 |
| Quebec | 6.8 | 4.5 | 6.0 | 6.6 | 7.1 | 6.2 | 4.5 | 4,6 | 4.2 | 5.1 | 0.1 | 5.8 | $5 \cdot 5$ |
| Ontario | 8.7 | 7.1 | 7.4 | 7.2 | 0.7 | 7.1 | 7.4 | 6.5 | 7.0 | 6.5 | 5.7 | 6.5 | 6.5 |
| prairies | 6.7 | 7.2 | 7. 5 | 7.2 | 8.1 | 75 | 6.9 | 6.3 | 4.9 | 5.1 | 5.5 | 6.1 | 6.3 |
| Pritish Columbia | 8.1. | 8.2 | 8.0 | 8.0 | 8.1 | 6.6 | 7.0 | 7.7 | 6.3 | 7.7 | 78 | 7.5 | 7.5 |

Table 12.- Construction of dwelling units during 1948
in urban centres of 5000 or more

|  | $\begin{array}{c}\text { Under con- } \\ \text { struction } \\ \text { January }\end{array}$ | $\begin{array}{c}\text { January } 1\end{array}$ |  | Started | December 31 |
| :--- | :---: | :---: | :---: | :---: | :---: |$)$


|  | Under construction January 1 | Jamary 1 to December 31 |  | Adjustments | Under construction December 31 |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | Started | Completed |  |  |
| Quebec (concl'd): |  |  |  |  |  |
| Shavinigan Falls | 62 | 185 | 163 | - 14 | 70 |
| Sherbrooke | 129 | 485 | 496 | $\div 1$ | 119 |
| Sorel. | 11 | 27 | 17 | - 1 | 20 |
| Thetford Mines | 4 | 56 | 35 | - 7 | 18 |
| Iroin Rivieres | 119 | 662 | 533 | - 33 | 215 |
| Valleyfield | 28 | 89 | 108 | - 2 | 7 |
| Victorfaville | 81 | 162 | 197 | - 12 | 34 |
| Ontario: |  |  |  |  |  |
| Barrie | 50 | 138 | 111 | - | 77 |
| Belleville | 116 | 462 | 237 | - | 341 |
| Erampton | 47 | 30 | 49 | - | 28 |
| Brantford | 228 | 280 | 278 | - | 230 |
| Prockville | 28 | 61 | 42 | - | 47 |
| Chatham | 143 | 210 | 173 | - | 180 |
| cobourg | 29 | 105 | 39 | - | 95 |
| Collingwood | 82 | 56 | 99 |  | 39 |
| Corawall | 63 | 159 | 161 | + 12 | 73 |
| Dundas | 11 | 36 | 23 |  | 24 |
| Fort Erie | 19 | 62 | 28 | - 1 | 52 |
| Fort France | 22 | 48 | 38 | - | 32 |
| Fort William | 124 | 307 | 222 | - | 209 |
| Galt | 172 | 106 | 181 | - | 97 |
| Guelph | 153 | 217 | 208 | $\frac{1}{7} \quad 1$ | 179 |
| Hamilton | 887 | 1.627 | 1.317 | + 27 | 1.224 |
| Hawkesbury | 5 | 29 | 22 | , | 12 |
| Ingeremll | 33 | 34 | 42 | - 3 | 22 |
| Kenore | 49 | 48 | 69 | - | 28 |
| Kingston | 153 | 213 | 221 | - | 145 |
| Kitchener | 422 | 851 | 509 | $\frac{1}{7} \quad 4$ | 708 |
| Leamington | 39 | 63 | 64 | - | 38 |
| Indsay | 74 | 47 | 93 | - | 28 |
| Lond on | 543 | 1.044 | 732 | - 20 | 835 |
| Midlerad | 70 | 24 | 81 | - | 13 |
| Niagara Falls | 189 | 399 | 285 | - 11 | 292 |
| North Bay | 46 | 120 | 81 | - 3 | 82 |
| Orillia | 36 | 118 | 88 | + 3 | 69 |
| Oshawa | 156 | 227 | 238 | $-4$ | 141 |
| Ottawa | 973 | 1,145 | 1.454 | + 139 | 803 |
| Owen Sound | 88 | 125 | 151 | - | 62 |
| Parry Sound | 3 | 13 | 16 | - | - |
| Pembroke | 23 | 146 | 67 | - | 102 |
| Peterborough | 164 | 359 | 191 | - 12 | 320 |
| Fort Arthur | 97 | 302 | 240 | - | 159 |
| Fort Colborne | 22 | 23 | 21 | - 2 | 22 |
| Port Hope | 74 | 63 | 86 | - | 51 |
| Preston | 43 | 26 | 44 | - | 24 |


|  | Under construction | January 1 | December 31 |  | Under construction |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | January 1 | Started | Completed | Ad.justments | December 31 |
| Ontario (concl'd): |  |  |  |  |  |
| Kenfrew | 10 | 80 | 30 | - | 60 |
| St. Catharines | 293 | 576 | 505 | - 7 | 357 |
| St. Thomes | 35 | 169 | 82 | 2 | 120 |
| Sarnia | 215 | 612 | 349 | - | 478 |
| Sault Ste. Marie | 188 | 346 | 398 | - | 136 |
| Simcoe | 40 | 69 | 61 | - | 48 |
| Smith's Falls | 9 | 39 | 27 | - | 21 |
| Stratford | 52 | 143 | 12 | - | 123 |
| Sudbury | 64 | 205 | 150 | - 2 | 117 |
| Thorold | 36 | 103 | 45 | - 1 | 93 |
| Timmins | 106 | 55 | 125 | - | 36 |
| Toronto | 3.467 | 5.519 | 4.143 | $+32$ | 4.875 |
| Trenton | 110 | 149 | 183 | - | 76 |
| Welland | 8. | 231 | 155 | $\pm 9$ | 167 |
| Whitby | 45 | 26 | 50 |  | 21 |
| Windsor Woodstock |  | 1.132 193 | 806 128 | - | 861 139 |
|  | 74 | 193 | 128 | - | 139 |
|  |  |  |  |  |  |
| Brandon | 63 | 186 | 125 | - | 124 |
| Portage la Prairie | 26 | 896 | 881 | - 31 | . 084 |
| Sa skat chewan: |  |  |  |  |  |
| Moose Jaw | 110 | 137 | 125 | $+14$ | 136 |
| North Battleford | 05 | 62 | 69 | + 1 | 59 |
| Prince Albert | 63 | 159 | 117 | - 2 | 103 |
| Regina | 337 | 325 | 424 | - 12 | 226 |
| Saskatoon | 436 | 533 | 713 | - 49 | 147 |
| Swift Current | 64 | 150 | 105 | - 7 | 102 |
| Weyburn | 7 | 70 | 24 | - | 53 |
| Yorkton | 59 | 163 | 118 | $\square$ | 104 |
| A1.berta: |  |  |  |  |  |
| Calgary | 706 | 1.851 | 1,375 | - 7 | 1,155 |
| Edmonton | 581 | 2.365 | 1.784 | - 5 | 1.157 |
| Lethbridge Medicine Hat | 173 | 317 | 226 .258 | - 1 | 257 |
| Medicine Hat | 176 | $<55$ | 258 |  | 173 |
| Sritish Columbia: |  |  |  |  |  |
| Kemloops | 53 | 55 | 71 | - 2 | 35 |
| Kelowna | 103 | 191 | 200 | - 2 | y 2 |
| Namaimo | 177 | 215 | 215 |  | 177 |
| Nelson | 16 | C2 | 24 | - | 14 |
| Prince George | 11.5 | 22 | 136 | - 1 | $=$ |
| Prince Eupert | 10 | 1 | 6 |  |  |
| Trail | 5 ? | 260 | 112 | 148 | 248 |
| Vancouver | 4,365 | 7.016 | 6.758 | 17 |  |
| Vernon Victoria | 47 | 172 | 169 1 | $\begin{array}{r}1 \\ \hline+5\end{array}$ | 49 866 |
| Victoria | 1,002. | 1.212 | 1,353 | + 5 | ¢66 |

## Appendix 1: Index of residential rents

Since November, 194\%, the Dominion Bureau of Statistice has been collecting data on money rents from a sample of households in conjunction with the quarterly labour force survey. Information is obtained periodically from about 10,000 households. The aggregate rent paid by a group of houscholds in a given month is compared with the aggregate rent paid by the same group for the same living quarters in the next month. With a matched sample such as this, variations due to changes in the sample and to non-response are eliminated, and the index is a rellable measure of the change in rent paid for the same accommodation. Rent reported is the cash rent paid in all cases regardless ofminor changes in the services provided. Serious difficulties are involved in attempting to assess the money value of services, such as those provided by fanitors, and it is not practicable to adjust the index for variations in the amenities or services provided by the landlord. However, when there are changes in the amount of accommodation or space rented, the cases are eliminated from the comparison.

Index of non-farm residential rents in Canada, by region

$$
\text { (October. } 1947=100 \text { ) }
$$

| Month | Total | Maritime Province: | Quebec | Onteriso | Prairie <br> Provinces | British Columbia |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 2947 |  |  |  |  |  |  |
| July | 99.7 | 99.4 | 100.0 | 99.4 | 99.5 | 99.9 |
| August | 99.8 | 99.5 | 100.1 | 99.6 | 99.7 | 100.1 |
| September | 99.9 | 99.7 | 100.1 | 99.8 | 99.7 | 100.0 |
| October | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| November | 100.1 | 100.5 | 100.0 | 100.3 | 99.9 | 100.2 |
| December | 100.2 | 100.5 | 100.1 | 100.3 | 99.8 | 100.? |
| 1948 |  |  |  |  |  |  |
| January | 100.2 | 100.5 | 100.1 | 100.4 | 99.9 | 100.5 |
| February | 100.3 | 100.8 | 100.1 | 100.4 | 99.9 | 100.5 |
| March | 100.6 | 101.0 | 100.5 | 100.7 | 100.0 | 101.2 |
| April | 100.6 | 101.1 | 100.5 | 100.7 | 100.0 | 101.2 |
| May | 100.8 | 101.4 | 100.8 | 100.5 | 100.1 | 101.9 |
| June | 100.9 | 101.5 | 100.8 | 100.9 | 100.1 | 102.0 |
| July | 100.9 | 101.7 | 100.8 | 100.8 | 100.1 | 102.1 |
| August | 100.9 | 101.8 | 100.8 | 100.8 | 100.2 | 102.3 |
| September | 100.9 | 101.8 | 100.5 | 100.8 | 100.2 | 101.5 |
| October | 100.9 | 102.1 | 100.9 | 101.1 | 100.2 | 100.5 |
| November December | 101.1 | 102.2 | 101.0 | 101.3 | 100.8 | 100.9 |
| December | 101.5 | 102.5 | 101.4 | 101.7 | 101.0 | 101.5 |

## Appendix 2 : Definition:

(a) The count of dwellings which are sterted, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwelings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.
(b) Type of dwelling
(i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings:
(1i) 2-family detached:
(1ii) row or terrace:
(iv) apartment or 11at: 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 unite (eogon living quarters in an office building or factory, living quarters over a store, etco): and
(v) other:
any type of dwelling which does not all into one of the above classifications.
(c) Por the purpose of this survey, a dwelling unit is defined as the living quarters occupied by one nousehold or family. The number of dwelling units in a stracture will be the number of houscholds the structure is intended to accomodate.
(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 3: Reliability of the extimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variebility is not present in the data on the manicipalities of 5,000 and over. When the estimat 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 rrecision of some of the estimates. The estimate of unfinisned dwellings for the whole of Canada should be within 5 per cent 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 error 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 4 : Metropolitas areas

Some citles in Cenada 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 manicipalities included in these metropolitan areas appears below.

## Hal1fax

```
cities
    Hallfax
    towns
        Dartmouth
    manicipalities
    Armdale
    bedford Basin (pt.)
    Fairview
    Gerguson's Cove
    Spryfield
    Tuft's Cove
    Woodside
```

Hamilton
cities
Hamilton
sownships
Ancaster (pt.)
Barton (pt.)
Saltfleet ( pt 。)

## Hull

```
cities
        Hul1
    villages
        Pointe-a-Gatineau
```


## Kitchener

```
    cities
```

        Kitchener
    towns
        Hespeler
        Waterloo
    London:

## cities

London
townshlp London (pt.) Westminster ( $p t_{0}$ )

## Montree]

## cities

Lachine
Longueuil
Montreal
Outremont
St。Lambert
Verdun
Westmount
towns
Baie-dUrie
Beaconsfield
Dorval
Greenfield Park
Hempstead
Lasalle
Laval=des-Ravides
Montreal Fest
Montreal North
Montreal West
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
I'Abord-a=Plouffe
Ste-Genevieve-de-Pierrefonds
Seraguay
Senneville municipalities

Asile-St-Jean-de-Dieu
Dollard-des-Ormeaux
Ile-Aux-Soeurs
La Presentation-de-1a-Sainte-Vierge
Notre-Dame-de-Liesse
Pont-Viau
Ste-Anne-du-Bout-de-1'IIe
Ste-Genoviere
St-Joachim-de-1a-Pointe-Claire

## Montreal (concl'd)

```
municipalisies (concl'd)
    St-Joseph-de-la-Riviere-des~Prairies
    St-Laurent
    St-Leonard-de-Port-Maurice
    St-Raphael-de-1'Ile-Bizard
```

Ottawa
cities
Ot tawa
towns
Hastriew
V1lages
Rockcliffe
townships
Gloucester (pt.)
Nepean (pto)
Quebec
cities
Levis
Quebec
towns
Beauport
Lauz on
Quebec West
villages
Beauport East
Charlesbourg
Giffard
Montmorency
municipalities
La-Petite-Riviere
St-Colomb-de-S111ery
Ste-Foy
St-Michel-Ar change
Saint John
cities
Saint John
villages
Rothesay
townships
Lancaster
Rothesay
Simonds
Sydney
cities
Sydney

Sydrey (concl'd)

```
    towns
            Dominion
            Glace Bay
            New Waterford
            North Sydney
            Sydney Mines
    municipalities
            Dominion No. }
            Dutch Brook
    Edwardsville & Coxheatn
    Gearge River
    Leitches Creek
    Lingan
    Little Bras d'Or
    Reserve
    South Forks
```


## Toronte

citiee
Toronte
towns
Leaside
Mimico
New 'loronto
weston
villages
Forest Hill
Long Branch
Swanbea
townsh1p
Etobicoke (pt.)
Scarborough (pt.)
York
York Eest
York North
Trois Rivieres
cities
Cap-de-1a-Madeleine
Trois Rivieres

## Vancouver

cities
Nev Westminster
North Vancouver
Vancouver
municipalities
Burnaby District
North Vancouver District
West Vancouver District
University Endowment Area

Victoria
cities
Victoria
municipalities
Esquimalt
Oak Bay
Seanich
Windsor
cities
Windsor
towns
LaSalle
$0 j 1$ bway
Riveraide
Tecumseh
townships
Sandwich East (pto)
Sandwich West ( $p t_{0}$ )
Winnipeg
cities
St. Eoniface
Winnipeg
towns
Transcona
Tuxedo
villages
Brooklands
municipalities
Fort Garxy
Kildonan East
Kildonan North
Kildonan West
Old Kildonan
St. Jemes
St. Vital



[^0]:    rable $4 .-$ Monthly completions，twelve monthe of 1948

