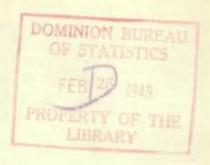
DOMINION BUREAU OF STATISTICS
OTTAWA - CANADA





HOUSING BULLETIN NO. 12

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

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

- 1750

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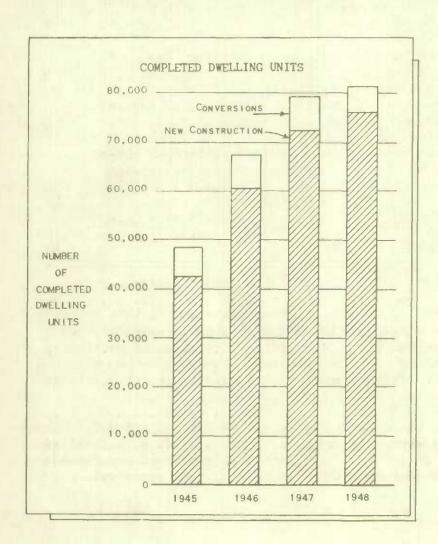
DOMINION BUREAU OF STATISTICS SPECIAL SURVEYS DIVISION

Dominion Statistician: Director, Special Surveys Division: Chief, Survey Analysis Section: Herbert Marshall R.W. James Angus McMorran

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 past four years to 276,516.

There has been considerably more activity in the residential construction field in 1948 than in 1947. Although completions in 1948 were only 1.884 units more

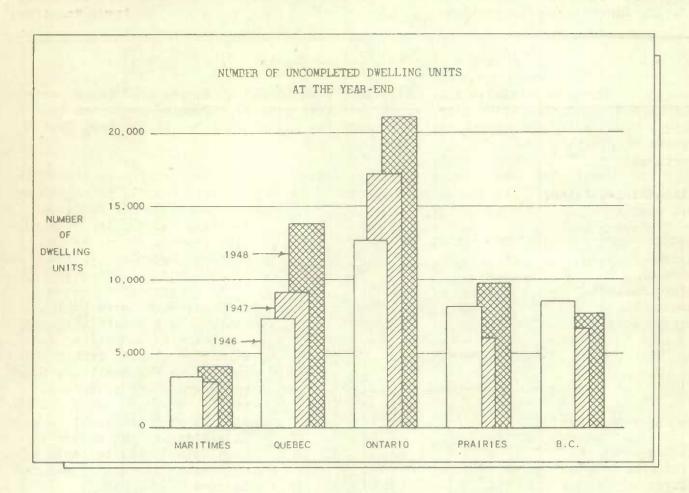


than in 1947, the number of dwelling units under construction increased from 42,215 units at December 31, 1947, to 56,456 units at December 31. 1948. Contractors took advantage of the good building weather in the late fall and concentrated on getting construction started rather than completing the dwellings 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 length of time required to build the dwelling units completed in Canada in 1948 was 5.5 months. The Quebec average of 5.5 months reflects the higher proportion of multiple units being built in this region upon which there is a saving of time per unit. The monthly averages indicate a definite seasonal pattern. In general, the dwellings com-

pleted in the first half of the year required more than the average time to build while those in the last half required less than the average.

It is estimated from the types of dwelling units being constructed that 25% of those completed in 1948 are for rental purposes and that the remainder will be owner-occupied. 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 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 1948

| | Under con- struction Jenuary 1 | January 1 to | December 31 Completed | Adjustments | Under con- struction December 31 |
|--|---|---|--|--|--|
| Canada | 42,215 | 90,194 | 76,097 | ै 1111 | 56,456 |
| Provinces: | | | | | |
| Prince Edward Island Nova Scotia New Brunswick Quebec Ontario Manitoba Saskatchewan Alberta British Columbia | 209 2.161 736 9,076 17,243 2,315 1,469 2.310 6,696 | 225 3,148 2,339 24,982 29,976 5,018 3,354 9,519 11,633 | 230 2,588 1,991 20,171 26,391 4,561 3,211 6,223 10,731 | - 1 - 27 - 15 - 39 + 284 - 140 + 241 - 344 + 131 | 203 2,748 1,069 13,848 21,112 2,632 1,853 5,262 7.729 |
| Metropolitan Areas: | | | | Y III | |
| Halifax Saint John Montreal Quebec Hamilton London Ottawa Toronto Windsor Winnipeg Vancouver Victoria | 275 82 4,434 816 887 543 973 3,467 535 2,100 4,365 1,002 | 721 296 13,101 820 1,627 1,044 1,145 5,519 1,132 2,896 7,016 1,212 | 471 134 8,814 1,082 1,317 732 1,454 4,143 806 2,881 6,758 1,353 | 5 1 25 4 27 20 139 32 31 7 5 | 530 243 8,746 558 1,224 835 803 4,875 861 2,084 4,630 866 |

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

| | Under con- struction | January 1 to | December 31 | | Under con- struction |
|--|---|---|---|--|--|
| | January 1 | Started | Completed | Adjustments | December 31 |
| Canada urban 5000 or more under 5000 rural non-farm farm | 42, 215 34, 716 29, 510 5, 206 7, 499 6, 314 1, 185 | 90,194 69,697 57,671 12,026 20,497 15,687 4,810 | 76,097 58,035 48,006 10,029 18,062 14,204 3,858 | + 144 - 348 + 42 - 390 + 492 + 249 + 243 | 56, 456 46,030 39,217 6,813 10,426 8,046 2,380 |
| Maritime Provinces urban 5000 or more under 5000 rural non-farm farm | 3,106 1,836 1,433 403 1,270 991 279 | 5,712 3,106 2,456 650 2,606 1,875 731 | 4,809 2,572 1,900 672 2,237 1,701 536 | † 11 12 12 23 23 | 4,020 2,358 1,977 381 1,662 1,188 474 |
| Quebec urban 5000 or more under 5000 rural non-farm farm | 9,076 7,866 6,324 1,542 1,210 984 226 | 24,982 20,362 17,632 2,730 4,620 3,892 728 | 20,171 16,291 13,261 3,030 3,880 3,172 708 | 39 11 65 76 50 50 | 13,848 11,948 10,630 1,318 1,900 1,654 246 |
| Ontario urban 5000 or more under 5000 rural non-farm farm | 17, 243 12, 857 10, 847 2, 010 4, 386 3, 795 591 | 29,976 21,547 18,970 2,577 8,429 6,955 1,474 | 26, 391 18, 207 15, 370 2, 837 8, 184 6, 958 1, 226 | 284 185 164 21 99 30 69 | 21,112 16,382 14,611 1,771 4,730 3,822 908 |
| Prairie Provinces urban 5000 or more under 5000 rural non-farm farm | 6,094 5,879 4,966 913 215 126 89 | 17,891 14,417 9,447 4,970 3,474 1,635 1,839 | 13.995 11.260 8.1:31 2.829 2.735 1.347 1.388 | = 243 = 663 = 99 = 564 = 420 = 246 = 174 | 9,747 8,373 5,883 2,490 1,374 660 714 |
| British Columbia urban 5000 or more under 5000 rural non-farm farm | 6,696 6,278 5,940 338 418 418 | 11,633 10,265 9,166 1,099 1,368 1,330 38 | 10,731 9,705 9,044 661 1,026 1,026 | 131 131 54 77 | 7,729 6,969 6,116 853 760 722 38 |

Table 3.- Monthly starts, twelve 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 Nova Scotia New Brunswick | - 42 11 | 12 | - 37 3 | 15 326 146 | 30 439 530 | 20 478 484 |
| Quebec Ontario | 251 610 | 590 397 | 1,355 796 | 2,800 2,845 | 3,019 | 3,613 3,740 |
| Manitoba Saskatchewan | 51 48 | 21 | 53 | 231 | 958 460 | 1,043 |
| Alberta British Columbia | 80 582 | 98 755 | 72 784 | 244 1,551 | 1,137 | 1,824 1,510 |

| | July | August | Sept. | Oct. | Nov. | Dec. |
|--|---|---|--|---------------------|--|---|
| CANADA | 9,684 | 11,013 | 10,651 | 7,437 | 7,795 | 3,846 |
| Provinces: | | | | | | |
| Prince Edward Island Nova Scotia New Brunswick Quebec Ontario Manitoba Saskatchewan Alberta British Columbia | 43 342 346 2,227 3,773 582 474 769 | 678 176 2,270 3,361 955 516 1,619 | 341 3,079 3,673 553 286 1,473 | 2,759 237 587 | 7 170 110 2,282 2,974 292 90 1,254 616 | 4 106 98 1,421 1,286 42 50 260 |

Table 4.- Monthly completions, twelve 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: | | | | | | DOM: |
| Prince Edward Island Nova Scotia New Brunswick Quebec Ontario Manitoba Saskatchewan Alberta British Columbia | 9 64 91 564 1,534 196 154 260 864 | 105 69 798 1,451 230 106 340 679 | 27 82 49 1,525 1,113 229 129 255 646 | 324 233 361 | 6 191 103 1,267 2,803 503 296 426 689 | 18 345 69 1,556 2,175 403 234 329 817 |

| | July | August | Sept. | Octo | Nov. | Deco |
|--|---|--|---|--|-------|--|
| CANADA | 6,073 | 6,970 | 6,667 | 8,164 | 9,701 | 7.994 |
| Provinces: | | | | | | |
| Prince Edward Island Nova Scotia New Brunswick Quebec Ontario Manitoba Saskatchewan Alberta British Columbia | 14 99 200 2,067 2,026 297 127 196 1,047 | 28 278 189 2,062 2,404 301 174 302 1,232 | 5 150 266 1,988 1,574 537 308 691 1,048 | 14 404 313 2,068 2,923 306 576 520 1,040 | | 60 362 297 2,119 2,456 487 312 937 964 |

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

| The second second | end of 1946 | end of 1947 | end of 1948 |
|--|--|--|---|
| CANADA | 40,170 | 42,215 | 56,456 |
| Provinces: | | The state of the s | |
| Prince Edward Island Nova Scotia New Brunswick Quebec Ontario Manitoba Saskatchewan Alberta British Columbia | 165 2,098 1,187 7,257 12,706 3,060 2,018 3,145 8,534 | 209 2,161 736 9,076 17,243 2,315 1,469 2,310 6,696 | 203 2,748 1,069 13,848 21,112 2,632 1,853 5,262 7,729 |

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

| | urban centres 5000 or more | other | total |
|--|--|--|--|
| CANADA | 3,914 | 1,232 | 5,146 |
| Provinces: | | | |
| Prince Edward Island Nova Scotia New Brunswick Quebec Ontario Manitoba Saskatchewan Alberta British Columbia | 11 235 211 801 1,773 260 158 196 269 | 11 81 63 287 500 84 62 54 | 22 316 274 1,088 2,273 344 220 250 359 |

Table 7.- Completions during 1948 by type of dwelling, for Canada and the provinces

| 19.1124 | total | one-femily detached | two-family detached | row or terrace | apartment or flat | other |
|--|--|--|--|-------------------|---|----------------------------|
| CANADA Provinces: | 76,097 | 61,787 | 4,560 | 1,607 | 7,836 | 307 |
| Prince Edward Island Nova Scotia New Brunswick Quebec Ontario Manitoba Saskatchewan Alberta British Columbia | 230 2,588 1,991 20,171 26,391 4,561 3,211 6,223 | 210 2,407 1,769 9,431 24,669 4,328 3,201 5,796 9,976 | 122 3,694 332 42 2 222 146 | 1,546 57 | 20 177 44 5,334 1,296 191 8 200 566 | 56 166 37 5 43 |

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

| | total | single dwellings | two-family detached | apartments or flats | other |
|----------------------|--------|---------------------|------------------------|------------------------|------------|
| CANADA | 7,238 | 6,647 | 54 | 537 | minuto-: - |
| Provinces: | | | | | Model |
| Prince Edward Island | W. | atro- | 65 | - 100 | 7.7 |
| Nova Scotia | # F CT | co | e= | E.TH | - 62 |
| New Brunswick | 184 | 184 | 63 | levizi | . 5 |
| Quebec | 766 | 482 | 54 | 230 | |
| Ontario | 3,057 | 2.775 | - | 282 | - |
| Manitoba | 638 | 638 | * | | |
| Saskatchewan | 810 | 810 | | e.9 | 0.3 |
| Alberta | 706 | 705 | | ~ | 473 |
| British Columbia | 1,077 | 1,052 | 0.30 | 25 | 4.3 |

^{*} Wartime Housing Limited and Housing Enterprises Limited

Table 9.- Dwelling units completed during December by time under construction for Canada, the provinces and metropolitan areas

| | | | MON | THS | | l year | |
|-----------------------|------------|-------|-----------|-------|--------------|---------|--------|
| | Total | 1-3 | 4-6 | 1-9 | 10-12 | or more | unknow |
| CANADA | 7,994 | 1,486 | 3,573 | 1,963 | 267 | 600 | 105 |
| Provinces: | | | | | | | Man. |
| Prince Edward Island | 60 | 7 | 23 | 1 | 9.0 | 15 | 14 |
| Nova Scotia | 362 | . 42 | 148 | 43 | 2 | 93 | 34 |
| New Brunswick | 297 | 118 | 141 | 32 | 2 | 14 | an . |
| Quebec | 2,119 | 512 | 832 | 656 | 41 | 78 | |
| Ontario | 2,456 | 403 | 1,128 | 569 | 103 | 198 | - 55 |
| Manitoba | 487 | 35 | 252 | 153 | 1 | 111 | 2 |
| Saskatchewan | 31.2 | 79 | 138 | 85 | 2 | 8 | |
| Alberta | 937 | 131 | 593 | 134 | 36 | 43 | |
| British Columbia | 964 | 159 | 318 | 290 | 80 | 117 | - |
| Metropolitan Areas: | | | | | | | |
| | | | | | FF 75 | | |
| Halifax | 36 | 1 | 22 | 12 | -1 | | 75 |
| Saint John | 15 | 2 | 9 | 4 | M | | 467 |
| Montreal | 1,167 | 75 | 386 | 596 | 35 | 75 | - |
| Quebec | 101 | 22 | 70 | 5 | | - | - |
| Hamilton | 177 | .7 | 75 | 59 | 23 | 13 | 68 |
| London | 45 | 2 6 | 12 | 25 | 5 | 3 | |
| Ottawa | 242 | 21 | 75 | 122 | 3 3 25 | 36 26 | |
| Toronto Windsor | 231 174 | 23 | 90 115 | 1 | 25 | 31 | 14 |
| | 313 | 25 | 161 | 82 | 1 | 42 | 2 |
| Winnipeg Vancouver | 529 | 51 | 215 | 165 | 24 | 74 | |
| Vancouver Victoria | 142 | 13 | 35 | 32 | 17 | 45 | |
| 1000110 | 2-7-2 | - |)) | 1 | | 1 | 1 |

Table 10... Dwelling units completed during December by time under construction, as a percentage of total completions for Canada and regions

| | | | l year | | | | |
|--|---------------------------------|----------------------------|----------------------------|----------------------------|-----------|-------------------------|--|
| | total | 1-3 | 4-6 | 7-9 | 10-12 | or more | |
| | 8 | * | % | 8 | 1/8 | % | |
| CANADA | 100 | 19 | 45 | 25 | 3 | 8 | |
| Regions: | | | | | | | |
| Maritimes Quebec Ontario Prairies British Columbia | 100 100 100 100 100 | 25 24 17 14 16 | 46 39 47 57 33 | 11 31 24 21 30 | 1 2 4 2 8 | 17 4 8 6 13 | |

[★] Dwellings for which the length of time under construction is unknown have been omitted from the calculation of percentages:

Table 11 .- Completions by month by average time under construction

| Jan. | Feb. | Mar. | Apr | May | June | July | Augo | Sep. | Oct. | Nov. | Dec. | 1948 |
|------|---------------------------------|---|---|---|---|--|---|---|---|---|---|---|
| 7.7 | 6.8 | 7.1 | 7.2 | 7.2 | 6.8 | 6.1 | 6.2 | 5.4 | 6.1 | 6.0 | 6.4 | 6.5 |
| | | | | | | | | | | | | |
| | 1 1 | 9.5 | | | | | 5.5 | 5.4 | 6.1 | | | 6.5 |
| 8.7 | - | 7.4 | 7.2 | 6.7 | 7.1 | 7.4 | 6.5 | 7.0 | 6.6 | 5.7 | | 5.5 |
| 6.7 | | 1 | | | 75 | | | | 5.1 | 5-5 | 6.1 | 6.3 |
| | 7.7 6.0 6.8 8.7 6.7 | 7.7 6.8 6.0 7.5 6.8 4.5 8.7 7.1 6.7 7.2 | 7.7 6.8 7.1 6.0 7.5 9.5 6.8 4.5 6.0 8.7 7.1 7.4 6.7 7.2 7.5 | 7.7 6.8 7.1 7.2 6.0 7.5 9.5 6.8 6.8 4.5 6.0 6.6 8.7 7.1 7.4 7.2 6.7 7.2 7.6 7.9 | 7.7 6.8 7.1 7.2 7.2 6.0 7.5 9.5 6.8 6.1 6.8 4.5 6.0 6.6 7.1 8.7 7.1 7.4 7.2 6.7 6.7 7.2 7.6 7.9 8.1 | 7.7 6.8 7.1 7.2 7.2 6.8 6.0 7.5 9.5 6.8 6.1 7.6 6.8 4.5 6.0 6.6 7.1 6.2 8.7 7.1 7.4 7.2 6.7 7.1 | 7.7 6.8 7.1 7.2 7.2 6.8 6.1 6.0 7.5 9.5 6.3 6.1 7.6 6.4 6.8 4.5 6.0 6.6 7.1 6.2 4.5 8.7 7.1 7.4 7.2 6.7 7.1 7.4 6.7 7.2 7.6 7.9 8.1 7.5 6.9 | 7.7 6.8 7.1 7.2 7.2 6.8 6.1 6.2 6.0 7.5 9.5 6.8 6.1 7.6 6.4 5.5 6.8 4.5 6.0 6.6 7.1 6.2 4.5 4.6 8.7 7.1 7.4 7.2 6.7 7.1 7.4 6.8 6.7 7.2 7.6 7.9 8.1 7.5 6.9 6.3 | 7.7 6.8 7.1 7.2 7.2 6.8 6.1 6.2 5.4 6.0 7.5 9.5 6.8 6.1 7.6 6.4 5.5 5.4 6.8 4.5 6.0 6.6 7.1 6.2 4.5 4.6 4.2 8.7 7.1 7.4 7.2 6.7 7.1 7.4 6.3 7.0 6.7 7.2 7.6 7.9 8.1 7.5 6.9 6.3 4.9 | 7.7 6.8 7.1 7.2 7.2 6.8 6.1 6.2 5.4 6.1 6.0 7.5 9.5 6.8 6.1 7.6 6.4 5.5 5.4 6.1 6.8 4.5 6.0 6.6 7.1 6.2 4.5 4.6 4.2 5.1 8.7 7.1 7.4 7 2 6.7 7.1 7.4 6.8 7.0 6.6 6.7 7.2 7.6 7.9 8.1 7 5 6.9 6.3 4.9 5.1 | 7.7 6.8 7.1 7.2 7.2 6.8 6.1 6.2 5.4 6.1 6.0 6.0 7.5 9.5 6.8 6.1 7.6 6.4 5.5 5.4 6.1 6.7 6.8 4.5 6.0 6.6 7.1 6.2 4.5 4.6 4.2 5.1 6.1 8.7 7.1 7.4 7.2 6.7 7.1 7.4 6.8 7.0 6.6 5.7 6.7 7.2 7.6 7.9 8.1 7.5 6.9 6.3 4.9 5.1 5.5 | 7.7 6.8 7.1 7.2 7.2 6.8 6.1 6.2 5.4 6.1 6.0 6.4 6.0 7.5 9.5 6.8 6.1 7.6 6.4 5.5 5.4 6.1 6.7 6.7 6.8 4.5 6.0 6.6 7.1 6.2 4.5 4.6 4.2 5.1 6.1 5.8 8.7 7.1 7.4 7.2 6.7 7.1 7.4 6.3 7.0 6.6 5.7 6.5 6.7 7.2 7.6 7.9 8.1 7.5 6.9 6.3 4.9 5.1 5.5 6.1 |

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

| | Under con- struction January 1 | January 1 to | December 31 Completed | Adjustments | Under con- struction December 31 |
|-----------------------|--------------------------------------|--------------|-----------------------|---------------------|--|
| Prince Edward Island: | | | | | |
| Charlottetown | 50 | ØC. | 05 | | F 7 |
| Summerside | 59 10 | 85 14 | 91 | a 1 | 53 |
| Nova Scotia: | | | | | |
| Amherst | 9 | 56 | 16 | | 49 |
| Halifax | 275 | 721 | 471 | ÷ 5 | 530 |
| New Glasgow | 32 | 76 | 21 | - | 87 |
| Springhill | 9 | 37 | 31 | 6.30 | 15 |
| Stellarton | 10 | 79 | 13 | - 1 | 75 |
| Sydney | 532 | 229 | 388 | | 373 |
| Truro | 67 | 150 | 140 | 6 | 77 |
| Yarmouth | 18 | 56 | 5,1 | - | 50 |
| New Brunswick: | | TAVEL . | | | |
| Campbellton | 91 | 66 | 124 | 0 | 33 |
| Edmundston | 19 | 55 | 57 | - 1 | 33 |
| Fredericton | 123 | 263 | 144 | - 11 | 231 |
| Moneton | 97 | 273 | 233 | - 2 | 135 |
| Saint John | 82 | 296 | 134 | - 1 | 243 |
| luebec: | | | | | |
| Asbestos | 13 | 140 | 95 | = 4 | 54 |
| Chicoutimi | 15 | 82 | 74 | 100 | 23 |
| Drummondville | 45 | 151 | 140 | | 56 |
| Granby | 87 | 110 | 169 | ~ 2 | 26 |
| Grand Mere | 27 | 156 | 137 | - 4 | 42 |
| Hull Hull | 108 | 202 | 173 | 4 1 | 138 |
| Joliette | 64 | 164 | 137 | 77 | 91 |
| Jonquiere | 36 | 106 | 111 | e ^{me} l . | 31 |
| Kenogami | 7 | 25 | 16 | - | 13 |
| Lachute | 5 | 73 | 56 | - 16 | 6 |
| La Tuque | 15 | 39 | 14 | - | 40 |
| Nagog | 10 | 29 | 31 | 8.9 | 8 |
| Montreal | 4,434 | 13,101 | 8,814 | † 25 | 8,746 |
| Quebec | 816 | 820 | 1,082 | ‡ 4 | 558 |
| Rimouski | 33 | 133 | 117 | | 49 |
| Riviere du Loup | 18 | 35 | 40 | | 13 |
| Rouyn | 36 | | | 23 | 36 |
| St. Hyacinthe | 48 | 132 | 129 | = 1 | 50 |
| St. Jean | 28 | 135 | 55 | e | 108 |
| St. Jerome | 29 | 111 | 107 | ca ca | 33 |
| St. Joseph d'Alma | 10 | 122 | 110 | - ~ | 22 |
| St. Joseph de | 9 | 100 | 105 | - | Ħ |
| Grantha | | No. | | | |

| | Under con- struction January 1 | January 1 to | December 31 Completed | Adjustments | Under con- struction December 31 |
|---|--|---|---|---|---|
| Quebec (concl'd): Shawinigan Falls Sherbrooke Sorel Thetford Mines Trois Rivieres Valleyfield Victoriaville | 62 129 11 4 119 28 81 | 185 485 27 56 662 89 162 | 163 496 17 35 533 108 | - 14 - 1 - 7 - 33 - 2 - 12 | 70 119 20 18 215 7 |
| Ontario: Barrie Belleville Erampton Brantford Prockville Chatham Cobourg Collingwood Cornwall Dundas Fort Erie Fort Frances Fort William Galt Guelph Hamilton Hawkesbury Ingercell Kenora Kingston Kitchener Leamington Lindsay London Midland Niagara Falls North Bay Orillia Oshawa Ottawa Owen Sound Pembroke Peterborough Fort Arthur Fort Colborne Port Hope Preston | 50 116 47 228 143 28 11 124 124 127 163 887 53 42 143 154 157 189 164 164 165 167 189 189 189 189 189 189 189 189 189 189 | 138 462 30 280 61 210 105 56 159 362 48 307 106 217 106 217 107 108 213 47 109 118 227 109 118 227 109 118 227 109 118 227 109 118 227 109 118 227 109 109 109 109 109 109 109 109 | 111 237 49 278 42 173 39 161 288 222 181 208 1,317 22 42 69 221 569 64 93 732 81 285 81 285 81 285 81 285 81 285 81 294 151 164 151 164 167 167 167 168 169 169 169 169 169 169 169 169 169 169 | 12 12 12 14 - 20 - 11 3 3 4 139 | 77 341 28 230 47 180 95 39 73 24 52 209 97 179 1,224 12 28 145 708 38 28 835 13 292 82 69 141 80 3 62 102 320 159 22 81 81 81 81 81 81 81 81 81 81 81 81 81 |

| a disalograme | Under con- | January ! to | December 31 | A CHE DOWN | Under con- |
|--|------------------------|-------------------|-----------------|--|------------------|
| THE RESIDENCE OF THE PARTY OF T | struction January 1 | Started | Completed | Adjustments | December 31 |
| | | E-35 - 100 120 12 | Marie Company | | B1 |
| Ontario (concl'd): | L'ALLES DISTRICT | - Line I Denv | | | The state of |
| Renfrew | 10 | 80 | 30 | 218 80 - 10 | 60 |
| St. Catharines | 293 | 576 | 505 | - 7 | 357 |
| St. Thomas | 35 | 169 | 82 | - 2 | 120 |
| Sarnia | 215 | 612 | 349 | The 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 478 |
| Sault Ste. Marie | 188 | 346 | 398 | 0.0 | 136 |
| Simcoe | 40 | 69 | 61 | bearing of the | 48 |
| Smith's Falls | 9 | 39 | 27 | | 21 |
| Stratford | 52 | 143 | 72 | 1-12-17-24 | 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 | 82 | 231 | 155 | † 9 | 167 |
| Whitby | 45 | 26 | 50 | | 21 |
| Windsor | 535 | 1,132 | 806 | -1 | 861 |
| Woodstock | 74 | 193 | 158 | - | 139 |
| La contraction of the contractio | - Vinner | I serupe | | Laries Vision | District |
| Mani toba: | 67 | 186 | 2 (25) | | 124 |
| Brandon | 63 | 100 | 125 | | 7 |
| Portage la Prairie | 26 | | 27 | 77 | 2,084 |
| Winnipeg | 2,100 | 2,896 | 2,881. | - 31 | 2,004 |
| Saskatchewan: | THE STATE OF | | - 1-05 | C. C. C. | Service Library |
| Moose Jaw | 110 | 137 | 125 | + 14 | 136 |
| North Battleford | 65 | 62 | 69 | 1 | 59 |
| Prince Albert | 63 | 159 | 117 | - 2 | 103 |
| Regina | 337 | 325 | 424 | - 12 | 226 |
| Saskatoon | 436 | 533 | 773 | - 49 | 147 |
| Swift Current | 64 | 150 | 105 | - 7 | 105 |
| Weyburn | 7 | 70 | 24 | and the same of th | 53 |
| Yorkton | 59 | 163 | 118 | 10 | 104 |
| 41007 | | 1 1 1 1 1 1 1 | A CONTRACTOR OF | 415 | 2012 |
| Albertas | | 2 Symples | dina 1 | 6-2 | 24 |
| Calgary | 706 | 1,831 | 1,375 | 7 | 1,155 |
| Edmonton | 581 | 2, 365 | 1,784 | - 5 | 1,157 |
| Lethbridge | 173 | 311 | 226 | - 1 | 257 |
| Medicine Hat | 176 | 255 | 258 | M | 173 |
| | 2 11 20 | | | | The state of the |
| British Columbia: | 11/4 13/1 | | THE STATE OF | LI Zasabyina and | |
| Kamloops | 53 | 55 | 71 | - 2 | 35 |
| Kelowna | 103 | 191 | 200 | - 2 | 92 |
| Nanaimo | 177 | 215 | 215 | Ada - | 177 |
| Nelson | 16 | 55 | 24 | - 1 | 14 |
| Prince George | 115 | 55 | 136 | - 1 | - |
| Prince Rupert | TO | 1 | 6 | 4 1 4 | 5 |
| Trail | 52 | 260 | 112 | 1 48 | 248 |
| Vancouver | 4,365 | 7,016 | 6,758 | + 7 | 4,630 |
| Vernon | 47 | 172 | 1.69 | - 1 | 49 |
| Victoria | 1,002 | 1,212 | 1,353 | ÷ 5 | 866 |
| | | | | | |

Appendix 1: Index of residential rents

Since November, 1947, the Dominion Bureau of Statistics 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 households 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 reliable measure of the change in rent paid for the same accommodation. Rent reported is the cash rent paid in all cases regardless of minor changes in the services provided. Serious difficulties are involved in attempting to assess the money value of services, such as those provided by janitors, 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 (October, 1947= 100)

| Month | Total | Maritime Provinces | Quebec | Onterio | Prairie Provinces | British Columbia |
|--------------------------------------|-------------------------|--------------------------|-------------------------|-------------------------|-----------------------|-------------------------|
| 1947 July | 99.7 | 99.4 | 100.0 | 99.4 | 99.5 | 99.9 |
| August September | 99.8 99.9 | 9 9 • 5 99 • 7 | 100.1 | 99.6 99.8 | 99.7 99.7 | 100.1 |
| October | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| November | 100.1 | 100.6 | | 100.3 | 99.9 | 100.2 |
| December | 100.2 | 100.6 | | 100.3 | 99.8 | 100.2 |
| 1948 January February March | 100.2 100.3 100.6 | 100.5 100.5 101.0 | 100.1 100.1 100.5 | 100.4 100.4 100.7 | 99.9 99.9 100.0 | 100.5 100.5 101.2 |
| 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 | |
| September | 100.9 | 101.8 | 100.5 | 100.8 | 100.2 | |
| October | 100.9 | 102.1 | 100.9 | 101.1 | 100.2 | 100.5 |
| November | 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: Definitions

- (a) The count of dwellings which are started, 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. Dwellings 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;
 - (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 3: 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 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 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 4: 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 appears below.

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-Gatineau Kitchener cities Kitchener towns Hespeler Waterloo London cities London townships

London (pt.)

Westminster (pt.)

Montreal cities Lachine Longueuil Montreal Outremont St. Lambert Verdun Westmount towns Baie-d'Urfe Beaconsfield Dorval Greenfield Park Hampstead Lasalle Laval-des-Rapides Montreal East 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 L'Abord-a-Plouffe Ste-Genevieve-de-Pierrefonds Saraguay Senneville municipalities Asile-St-Jean-de-Dieu Dollard-des-Ormeaux Ile-Aux-Soeurs La Presentation-de-la-Sainte-Vierge Notre-Dame-de-Liesse Pont-Viau Ste-Anne-du-Bout-de-1 Ile Ste-Genevieve St-Joachim-de-la-Pointe-Claire

Montreal (concl'd)

municipalities (concl'd)
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 West villages Beauport East Charlesbourg Giffard Montmorency municipalities La-Petite-Riviere St-Colomb-de-Sillery Ste-Foy St-Michel-Archange

Saint John

cities
Saint John
villages
Rothesay
townships
Lancaster
Rothesay
Simonds

Sydney

cities Sydney

Sydney (concl'd)

towns Deminion 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

Toronte

cities Toronte towns Leaside Mimico New Toronto Weston villages Forest Hill Long Branch Swansea townships Etobicoke (pt.) Scarborough (pt.) York York East York North

Trois Rivieres

cities Cap-de-la-Madeleine Trois Rivieres

Vancouver

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

Victoria

victoria
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

