

64 002

DOMINION BUREAU OF STATISTICS
OTTAWA - CANADA



HOUSING BULLETIN NO. 14

CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO FEBRUARY 28, 1949

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

TABLE OF CONTENTS

Summary	2
Table 1.- Construction of dwelling units in Canada, the provinces and metropolitan areas during the first two months of 1949	4
Table 2.- Construction of dwelling units in rural and urban areas by regions, during the first two months of 1949	5
Table 3.- Monthly starts by regions	6
Table 4.- Monthly completions by regions	7
Table 5.- Dwelling units completed during February, 1949, by time under construction for Canada and the provinces	8
Table 6.- Dwelling units completed during February, 1949, by time under construction, as a percentage of total completions for Canada and regions	8
Table 7.- Completions by month by average time under construction	9
Table 8.- Completions during February, 1949, by type of dwelling for Canada and the provinces	10
Table 9.- Rental units completed during February, 1949, under the management of Central Mortgage and Housing Corporation	11
Table 10.- Construction of dwelling units during February, 1949, in urban centres of 5000 or more	11
Appendix 1.- Definitions	14
Appendix 2.- Reliability of the estimates	14
Appendix 3.- Metropolitan areas	15

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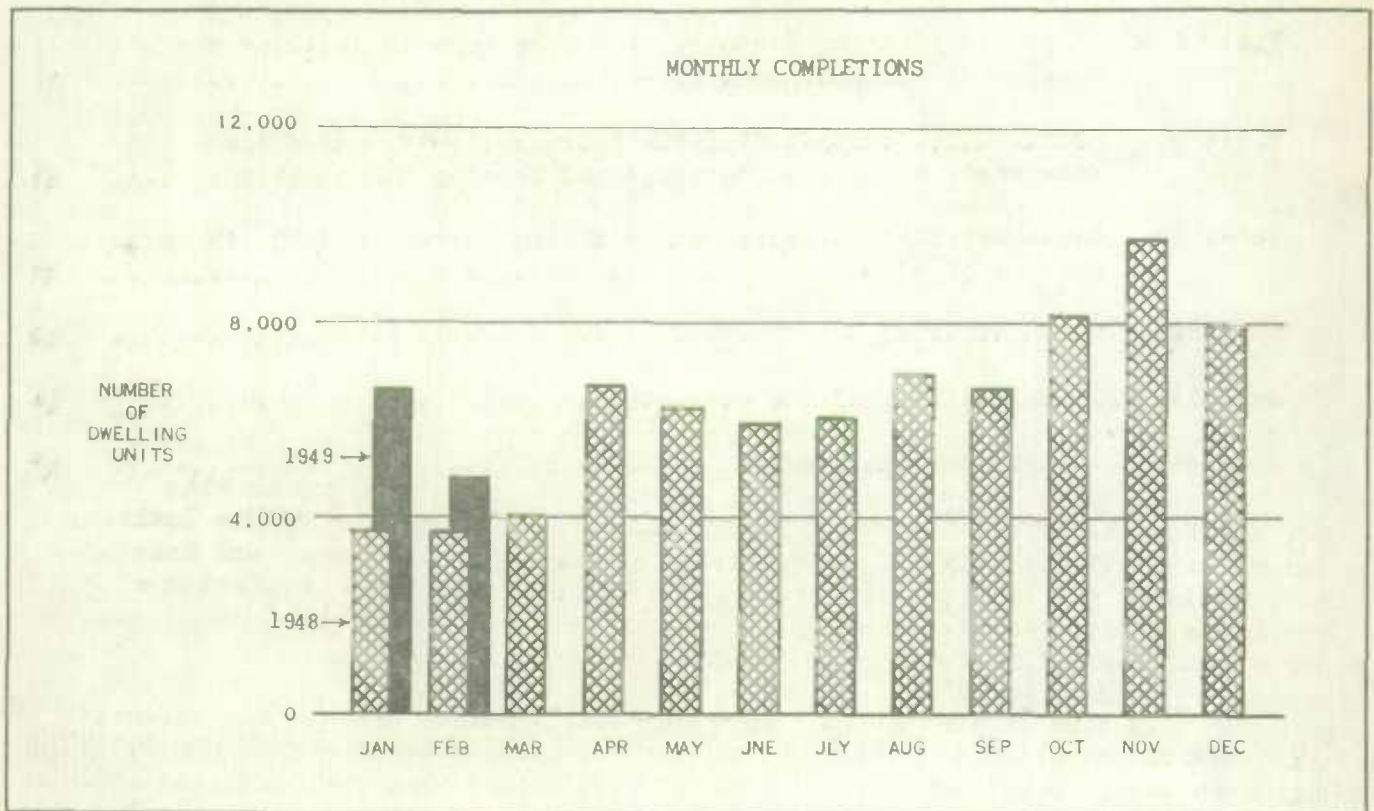
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HOUSING BULLETIN NO. 14

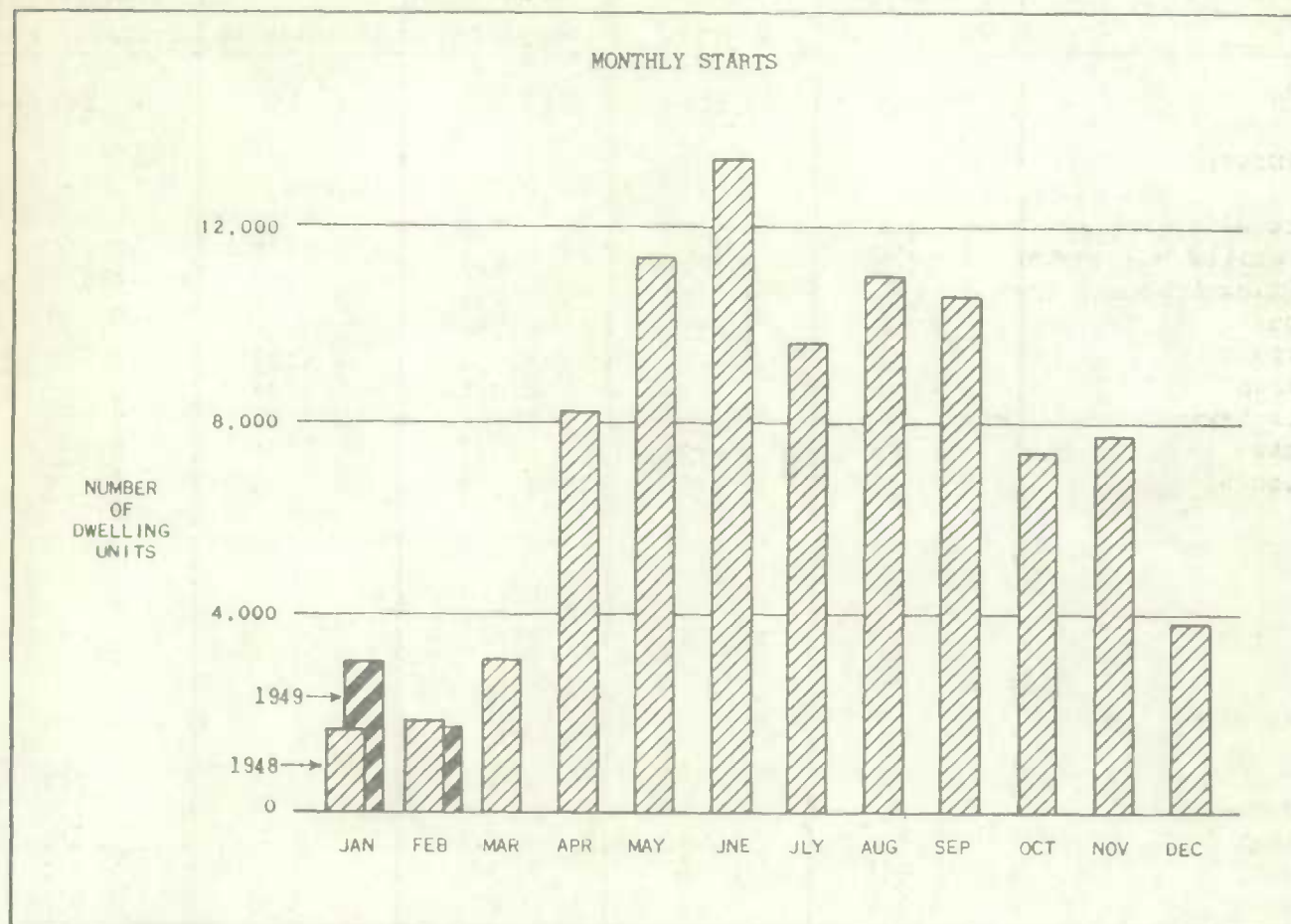
The number of dwelling units completed in Canada in the first two months of 1949 is estimated at 11,450. During the same period it is estimated that construction was commenced on 4,811 dwelling units and that the number under construction was reduced from 56,456 at January 1 to 49,667 at February 28. Completions in these first two months of 1949 are about 50% higher than in the corresponding period in 1948.

It is estimated from the types of dwelling units being constructed that 25% of those completed in the first two months of 1949 are for rental purposes and that the remainder will be owner-occupied. During 1948, it is estimated that 25%



of the new construction (excludes conversions) were for rental purposes.

The average length of time required to build the dwelling units completed has risen to 7.3 months in February which appears to be the normal seasonal increase. Only 17% of the dwelling units completed in February took longer than 9 months to complete.



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 two months of 1949

	Under construction January 1	January 1 to February 28		Adjustments	Under construction February 28
		Started	Completed		
CANADA	56,456	4,811	11,450	- 150	49,667
Provinces:					
Prince Edward Island	203	-	106	-	97
Nova Scotia	2,748	76	419	- 3	2,402
New Brunswick	1,069	4	158	- 1	914
Quebec	13,848	1,159	2,750	-	12,257
Ontario	21,112	2,029	4,330	- 123	18,688
Manitoba	2,632	22	494	- 20	2,140
Saskatchewan	1,853	11	244	- 1	1,619
Alberta	5,262	572	911	- 2	4,921
British Columbia	7,729	938	2,038	-	6,629
Metropolitan Areas:					
Halifax	530	46	161	-	415
St. John	243	1	9	-	235
Montreal	8,746	944	1,711	-	7,979
Quebec	558	76	343	-	291
Hamilton	1,224	212	291	- 38	1,107
London	835	103	146	- 2	790
Ottawa	803	99	282	- 14	606
Toronto	4,875	466	636	- 1	4,706
Windsor	861	36	263	-	634
Winnipeg	2,084	21	324	- 20	1,761
Vancouver	4,630	393	1,145	-	3,878
Victoria	866	135	156	-	845

Table 2.-- Construction of dwelling units in rural and urban areas

by regions, during the first two months of 1949

	Under construction January 1	January 1 to February 28		Adjustments	Under construction February 28
		Started	Completed		
CANADA	56,456	4,811	11,450	- 150	49,667
urban	46,030	3,609	9,460	- 143	40,036
5000 or more	39,217	3,337	8,369	- 89	34,096
under 5000	6,813	272	1,091	- 54	5,940
rural	10,426	1,202	1,990	- 7	9,631
non-farm	8,046	1,042	1,536	- 7	7,545
farm	2,380	160	454	-	2,086
Maritime Provinces	4,020	80	683	- 4	3,413
urban	2,358	80	556	- 4	1,878
5000 or more	1,977	80	556	- 4	1,497
under 5000	381	-	-	-	381
rural	1,662	-	127	-	1,535
non-farm	1,188	-	37	-	1,151
farm	474	-	90	-	384
Quebec	13,848	1,159	2,750	-	12,257
urban	11,948	1,159	2,488	-	10,619
5000 or more	10,630	1,159	2,460	-	9,329
under 5000	1,318	-	28	-	1,290
rural	1,900	-	262	-	1,638
non-farm	1,654	-	178	-	1,476
farm	246	-	84	-	162
Ontario	21,112	2,029	4,330	- 123	18,688
urban	16,382	1,459	3,489	- 116	14,236
5000 or more	14,611	1,369	3,000	- 62	12,918
under 5000	1,771	90	489	- 54	1,318
rural	4,730	570	841	- 7	4,452
non-farm	3,822	522	748	- 7	3,589
farm	908	48	93	-	863
Prairie Provinces	9,747	605	1,649	- 23	8,680
urban	8,373	353	1,383	- 23	7,320
5000 or more	5,883	171	957	- 23	5,074
under 5000	2,490	182	426	-	2,246
rural	1,374	252	266	-	1,360
non-farm	660	140	79	-	721
farm	714	112	187	-	639
British Columbia	7,729	938	2,038	-	6,629
urban	6,969	558	1,544	-	5,983
5000 or more	6,116	558	1,396	-	5,278
under 5000	853	-	148	-	705
rural	760	380	494	-	646
non-farm	722	380	494	-	608
farm	38	-	-	-	38

Table 3. Monthly starts by regions

	Canada	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	53	251	610	179	582
February	1,894	12	590	397	140	755
March	3,109	40	1,355	796	134	784
April	8,274	487	2,800	2,845	591	1,551
May	11,407	999	3,019	3,762	2,555	1,072
June	13,409	982	3,613	3,740	3,564	1,510
July	9,684	731	2,227	3,773	1,825	1,128
August	11,013	947	2,270	3,361	3,090	1,345
September	10,651	686	3,079	3,673	2,314	899
October	7,437	280	2,075	2,759	1,511	812
November	7,795	287	2,282	2,974	1,636	616
December	3,846	208	1,421	1,286	352	579
1949 January	3,066	37	624	1,248	478	679
February	1,745	43	535	781	127	259

HOUSING BULLETIN NO. 14

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TABLE OF CONTENTS

Table 8.- Completions during February, 1949, by type of dwelling for Canada and the provinces

SHOULD READ

Table 8.- Completions during the first two months of 1949 by type of dwelling, for Canada and the provinces

Table 9.- Rental units completed during February, 1949, under the management of Central Mortgage and Housing Corporation

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Table 10.- Construction of dwelling units during February, 1949, in urban centres of 5000 or more

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Table 10.- Construction of dwelling units during the first two months of 1949, in urban centres of 5000 or more

p. 10 Table 8.- Completions during February, 1949 by type of dwelling for Canada and the provinces

SHOULD READ

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p. 10 Table 9.- Rental units completed during February, 1949 under the management of Central Mortgage and Housing Corporation

SHOULD READ

Table 9.- Rental units completed during the first two months of 1949 under the management of Central Mortgage and Housing Corporation

p. 11 Table 10.- Construction of dwelling units during February, 1949 in urban centres of 5000 or more

SHOULD READ

Table 10.- Construction of dwelling units during the first two months 1949 in urban centres of 5000 or more

SECRET

1. The purpose of this document is to provide information regarding the activities of the [redacted] in the [redacted] area.

2. The [redacted] has been observed in the [redacted] area, and it is believed that it is engaged in [redacted] activities.

3. It is recommended that the [redacted] be monitored closely, and any further information regarding its activities should be reported immediately.

4. The [redacted] is believed to be a member of the [redacted] organization, and it is believed that it is engaged in [redacted] activities.

5. It is recommended that the [redacted] be monitored closely, and any further information regarding its activities should be reported immediately.

6. The [redacted] is believed to be a member of the [redacted] organization, and it is believed that it is engaged in [redacted] activities.

7. It is recommended that the [redacted] be monitored closely, and any further information regarding its activities should be reported immediately.

8. The [redacted] is believed to be a member of the [redacted] organization, and it is believed that it is engaged in [redacted] activities.

9. It is recommended that the [redacted] be monitored closely, and any further information regarding its activities should be reported immediately.

10. The [redacted] is believed to be a member of the [redacted] organization, and it is believed that it is engaged in [redacted] activities.

11. It is recommended that the [redacted] be monitored closely, and any further information regarding its activities should be reported immediately.

12. The [redacted] is believed to be a member of the [redacted] organization, and it is believed that it is engaged in [redacted] activities.

Table 4.- Monthly completions by regions

	Canada	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	164	564	1,534	610	864
February	3,778	174	798	1,451	676	679
March	4,055	158	1,525	1,113	613	646
April	6,729	277	1,978	2,708	918	848
May	6,284	300	1,267	2,803	1,225	689
June	5,946	432	1,556	2,175	966	817
July	6,073	313	2,067	2,026	620	1,047
August	6,970	495	2,062	2,404	777	1,232
September	6,667	421	1,988	1,674	1,536	1,048
October	8,164	731	2,068	2,923	1,402	1,040
November	9,701	625	2,179	3,124	2,916	857
December	1,994	719	2,119	2,456	1,736	964
1949 January	6,643	325	1,591	2,449	932	1,346
February	4,807	358	1,159	1,881	717	692

Table 5.- Dwelling units completed during February, 1949 by time under construction for Canada and the provinces

	Total	MONTHS				1 year or more	unknown
		1-3	4-6	7-9	10-12		
CANADA	4,807	499	1,679	1,797	493	339	-
Provinces:							
Prince Edward Island	69	1	15	22	2	29	-
Nova Scotia	224	25	68	88	9	34	-
New Brunswick	65	7	10	47	-	1	-
Quebec	1,159	130	339	574	112	4	-
Ontario	1,881	111	610	648	319	193	-
Manitoba	253	28	102	107	3	13	-
Saskatchewan	103	19	32	42	-	10	-
Alberta	361	24	210	124	2	1	-
British Columbia	692	154	293	145	46	54	-

Table 6.- Dwelling units completed during February, 1949 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	10	35	38	10	7
Regions:						
Maritime Regions	100	9	26	44	3	18
Quebec	100	11	29	50	10	-
Ontario	100	6	32	35	17	10
Prairie Provinces	100	10	48	38	1	3
British Columbia	100	22	42	21	7	8

* 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

	Canada	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	6.5	5.5	6.8	6.3	7.5
January	7.7	6.0	6.8	8.7	6.7	8.1
February	6.8	7.5	4.5	7.1	7.2	8.2
March	7.1	9.5	6.0	7.4	7.6	8.0
April	7.2	6.8	6.6	7.2	7.9	8.0
May	7.2	6.1	7.1	6.7	8.1	8.1
June	6.8	7.6	6.2	7.1	7.5	6.6
July	6.1	6.4	4.5	7.4	6.9	7.0
August	6.2	5.5	4.6	6.8	6.3	7.7
September	5.4	5.4	4.2	7.0	4.9	6.3
October	6.1	6.1	5.1	6.6	5.1	7.7
November	6.0	6.7	6.1	5.7	5.5	7.8
December	6.4	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	7.6	7.7	6.4	6.2	7.6
February	7.3	8.6	6.6	8.0	6.4	6.6

Table 8.- Completions during February, 1949 by type of dwelling
for Canada and the provinces

	total	one-family detached	two-family detached	row or terrace	apartment or flat	other
CANADA	11,450	9,257	896	258	978	61
Provinces:						
Prince Edward Island	106	106	-	-	-	-
Nova Scotia	419	419	-	-	-	-
New Brunswick	158	156	2	-	-	-
Quebec	2,750	945	792	258	705	50
Ontario	4,330	4,017	90	-	212	11
Manitoba	494	486	2	-	6	-
Saskatchewan	244	242	2	-	-	-
Alberta	911	905	6	-	-	-
British Columbia	2,038	1,981	2	-	55	-

Table 9.- Rental units completed during February, 1949 under the management of
Central Mortgage and Housing Corporation

	total	one-family detached	two-family detached	row or terrace	apartment or flat	other
CANADA	1,176	1,043	54	-	79	-
Provinces:						
Prince Edward Island	29	29	-	-	-	-
Nova Scotia	79	79	-	-	-	-
New Brunswick	90	90	-	-	-	-
Quebec	56	-	54	-	2	-
Ontario	502	425	-	-	77	-
Manitoba	166	166	-	-	-	-
Saskatchewan	18	18	-	-	-	-
Alberta	23	23	-	-	-	-
British Columbia	213	213	-	-	-	-

Table 10.- Construction of dwelling units during February, 1949
in urban centres of 5000 or more

	Under construction January 1	January 1 to February 28		Adjustments	Under construction February 28
		Started	Completed		
Prince Edward Island:					
Charlottetown	53	-	34	-	19
Summerside	10	-	2	-	8
Nova Scotia:					
Amherst	49	1	2	-	48
Halifax	530	46	161	-	415
New Glasgow	87	1	4	- 2	82
Springhill	15	1	-	-	16
Stellarton	75	-	43	- 1	31
Sydney	373	3	105	-	271
Truro	77	13	31	-	59
Yarmouth	50	11	16	-	45
New Brunswick:					
Campbellton	33	-	34	$\frac{1}{7}$ 1	-
Edmundston	16	-	16	-	-
Fredericton	231	2	64	-	169
Moncton	135	1	35	- 2	99
Saint John	243	1	9	-	235
Quebec:					
Asbestos	54	4	30	-	28
Chicoutimi	23	8	19	-	12
Drummondville	56	8	5	-	59
Granby	26	7	8	-	25
Grand'Mere	42	-	18	-	24
Hull	138	11	31	-	118
Joliette	91	8	15	-	84
Jonquiere	31	10	14	-	27
Kenogami	13	3	1	-	15
Lachute	6	-	-	-	6
La Tuque	40	10	36	-	14
Magog	8	1	-	-	9
Montreal	8,746	944	1,711	-	7,979
Quebec	558	76	343	-	291
Rimouski	49	-	10	-	39
Riviere du Loup	13	-	-	-	13
Rouyn	36	-	-	-	36
St. Hyacinthe	50	-	7	-	43
St. Jean	108	9	59	-	58
St. Jerome	33	-	8	-	25
St. Joseph d'Alma	22	1	-	-	23
St. Joseph de Grantham	4	-	-	-	4

	Under construction January 1	January 1 to February 28		Adjustments	Under construction February 28
		Started	Completed		
Quebec: (concl'd)					
Shawinigan Falls	70	-	16	-	54
Sherbrooke	119	22	24	-	117
Sorel	20	4	1	-	23
Thetford Mines	18	-	6	-	12
Trois Rivières	215	32	98	-	149
Valleyfield	7	1	-	-	8
Victoriaville	34	-	-	-	34
Ontario:					
Barrie	77	-	30	-	47
Belleville	341	5	45	-	301
Brampton	28	-	1	-	27
Brantford	230	166	48	-	348
Brockville	47	9	6	-	50
Chatham	180	33	49	-	164
Cobourg	95	1	1	-	95
Collingwood	39	1	5	-	35
Cornwall	73	17	39	-	51
Dundas	24	5	15	-	14
Fort Erie	52	-	11	-	41
Fort Frances	32	-	4	-	28
Fort William	209	2	62	-	149
Galt	97	4	26	-	75
Guelph	179	15	28	-	166
Hamilton	1,224	212	291	- 38	1,107
Hawkesbury	12	3	4	-	11
Ingersoll	22	2	2	-	22
Kenora	28	-	-	-	28
Kingston	145	10	32	-	123
Kitchener	708	33	164	-	577
Leamington	38	1	8	-	31
Lindsay	28	6	11	- 1	22
London	835	103	146	- 2	790
Midland	13	-	4	-	9
Niagara Falls	292	9	48	-	253
North Bay	82	-	36	-	46
Orillia	69	2	5	-	66
Oshawa	141	12	54	-	99
Ottawa	803	99	282	- 14	606
Owen Sound	62	-	40	-	22
Parry Sound	-	-	-	-	-
Pembroke	102	11	15	-	98
Peterborough	320	6	71	- 3	252
Port Arthur	159	11	54	-	116
Port Colborne	22	1	1	-	22
Port Hope	51	2	2	-	51
Preston	24	1	9	-	16

	Under construction January 1	January 1 to February 28		Adjustments	Under construction February 28
		Started	Completed		
Ontario: (concl'd)					
Renfrew	60	3	8	-	55
St. Catharines	357	14	61	-	310
St. Thomas	120	12	62	-	70
Sarnia	478	20	89	-	409
Sault Ste. Marie	136	7	39	-	104
Simcoe	48	8	14	-	42
Smith's Falls	21	3	8	-	16
Stratford	123	-	12	-	111
Sudbury	117	10	37	- 1	89
Thorold	93	1	9	-	85
Timmins	36	-	6	-	30
Toronto	4,875	466	636	+ 1	4,706
Trenton	76	1	52	- 4	21
Welland	167	1	33	-	135
Whitby	21	1	13	-	9
Windsor	861	36	263	-	634
Woodstock	139	4	9	-	134
Manitoba:					
Brandon	124	-	31	-	93
Portage la Prairie	3	1	3	-	1
Winnipeg	2,084	21	324	- 20	1,761
Saskatchewan:					
Moose Jaw	136	-	13	- 1	122
North Battleford	59	-	-	-	59
Prince Albert	103	-	-	-	103
Regina	226	2	57	-	171
Saskatoon	147	9	53	-	103
Swift Current	102	-	-	-	102
Weyburn	53	-	-	-	53
Yorkton	104	-	13	-	91
Alberta:					
Calgary	1,155	80	263	- 2	970
Edmonton	1,157	48	156	-	1,049
Lethbridge	257	8	43	-	222
Medicine Hat	173	2	1	-	174
British Columbia:					
Kamloops	35	-	2	-	33
Kelowna	92	2	15	-	79
Nanaimo	177	21	39	-	159
Nelson	14	-	5	-	9
Prince George	-	-	-	-	-
Prince Rupert	5	-	-	-	5
Trail	248	6	17	-	237
Vancouver	4,630	393	1,145	-	3,878
Vernon	49	1	17	-	33
Victoria	866	135	156	-	845

Appendix 1 : 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 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 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 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 is given in Housing Bulletin 12, pp. 17-19.

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