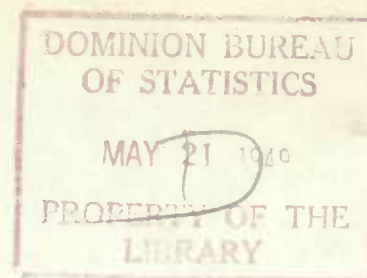


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DOMINION BUREAU OF STATISTICS  
OTTAWA - CANADA



## HOUSING BULLETIN NO. 15

CONSTRUCTION OF DWELLING UNITS IN CANADA  
FROM JANUARY 1 TO MARCH 31, 1949

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



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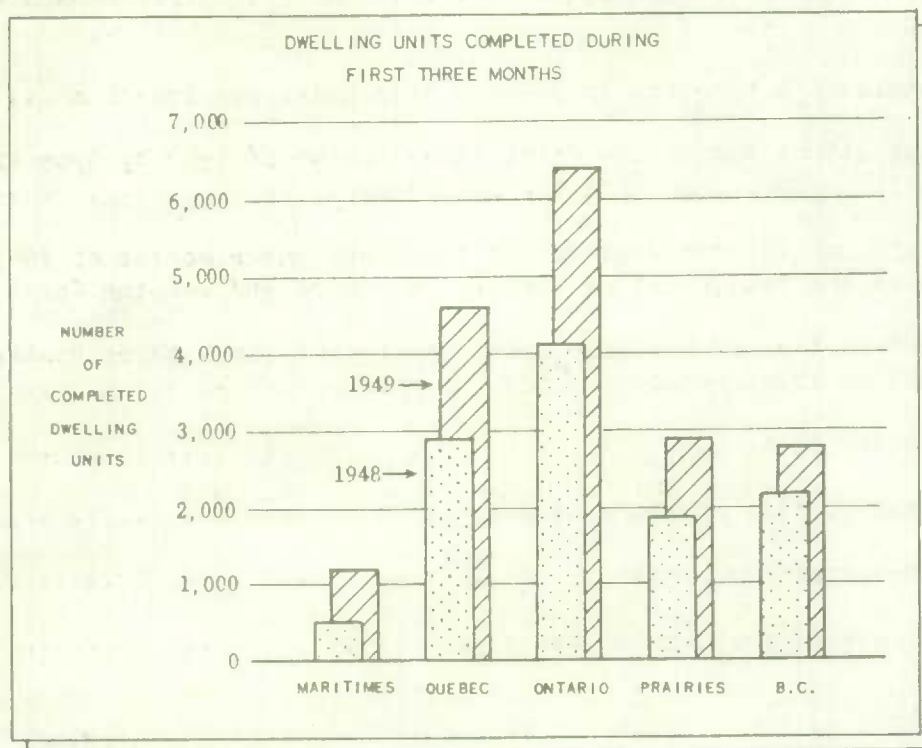
DOMINION BUREAU OF STATISTICS  
SPECIAL SURVEYS DIVISION

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HOUSING BULLETIN NO. 15

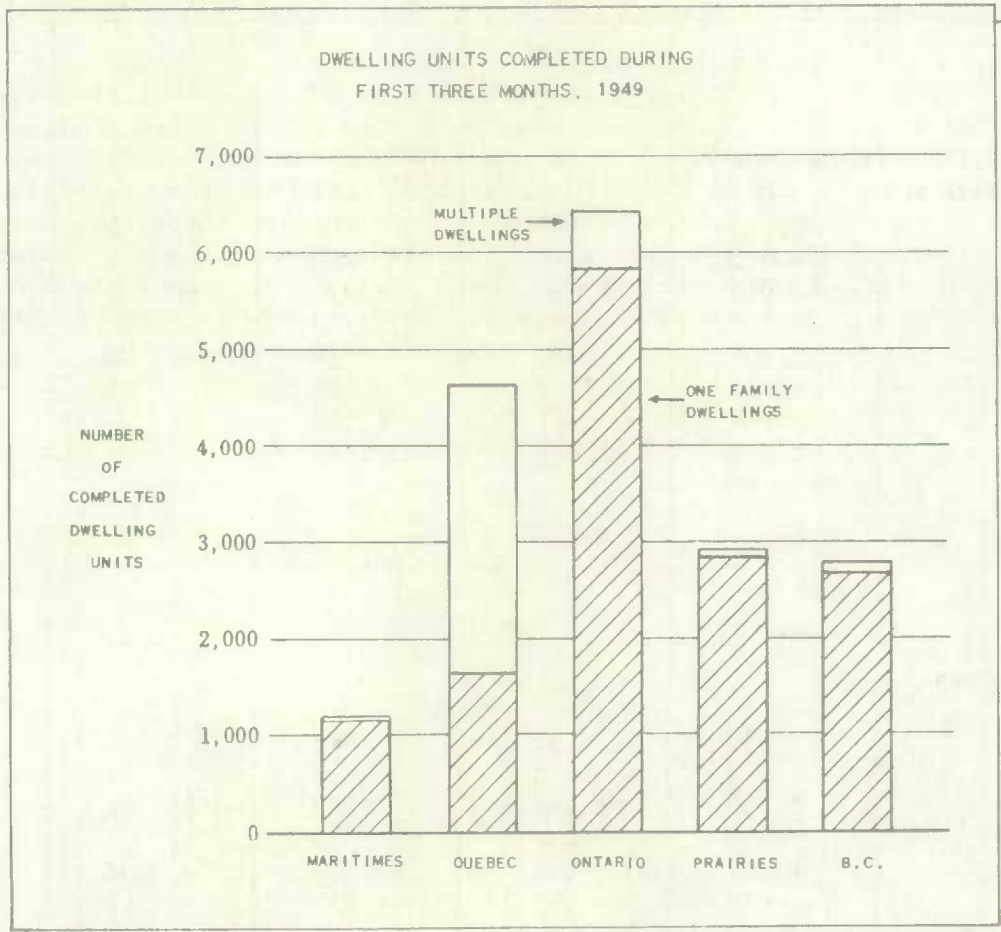
The number of dwelling units completed in Canada in the first three months of 1949 is estimated at 17,826. During the same period it is estimated that construction was commenced on 8,396 dwelling units and that the number under construction was reduced from 56,456 at January 1 to 46,886 at March 31. Compared with the same period in 1948, activity is at a higher level in the residential construction industry. Completions in the first quarter of 1949 are 54% higher than in 1948 which can be attributed to the unusually high carryover at the beginning of 1949. On the other hand, the amount of work in progress remains high and starts in 1949 are about 26% higher than in 1948.



It is estimated from the types of dwelling units being constructed that 28% of those completed during the first three months of 1949 are for rental purposes and that the remainder will be owner-occupied. This compares with an estimate of 25% of new construction in 1948 which was for rental purposes.

The average length of time required to build the dwelling units completed in

March was 7.9 months, the highest for any month since the beginning of 1948. In the fall of 1948, the emphasis was upon getting dwellings started and closed in and the interior finishing was postponed until now.



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 three months of 1949

	Under construction January 1	January 1 to March 31		Adjustments	Under construction March 31
		Started	Completed		
Canada	56,456	8,396	17,826	- 140	46,886
Provinces:					
Prince Edward Island	203	1	110 ✓	-	94
Nova Scotia	2,748	158	771	† 1	2,136
New Brunswick	1,069	49	279	- 1	838
Quebec	13,848	2,545	4,604	- 5	11,784
Ontario	21,112	3,284	6,396	- 112	17,888
Manitoba	2,632	83	838	- 20	1,857
Saskatchewan	1,853	20	381	- 1	1,491
Alberta	5,262	687	1,678	- 2	4,269
British Columbia	7,729	1,569	2,769	-	6,529
Metropolitan Areas:					
Halifax	530	90	243	-	377
St. John	243	2	16	-	229
Montreal	8,746	2,132	3,083	† 1	7,796
Quebec	558	137	378	-	317
Hamilton	1,224	287	375	- 38	1,098
London	835	150	214	- 2	769
Ottawa	803	134	378	- 14	545
Toronto	4,875	1,023	1,263	† 14	4,649
Windsor	861	53	412	-	502
Winnipeg	2,084	81	563	- 20	1,582
Vancouver	4,630	714	1,570	-	3,774
Victoria	866	192	238	-	820

Table 2.- Construction of dwelling units in rural and urban areas  
by regions, during the first three months of 1949

	Under construction January 1	January 1 to March 31		Adjustments	Under construction March 31
		Started	Completed		
CANADA	56,456	8,396	17,826	- 140	46,886
urban	46,030	6,764	15,217	- 133	37,444
5000 or more	39,217	6,305	13,138	- 79	32,305
under 5000	6,813	459	2,079	- 54	5,139
rural	10,426	1,632	2,609	- 7	9,442
non-farm	8,046	1,472	1,986	- 7	7,525
farm	2,380	160	623	-	1,917
Maritime Provinces	4,020	208	1,160	-	3,068
urban	2,358	131	872	-	1,617
5000 or more	1,977	131	872	-	1,236
under 5000	381	-	-	-	381
rural	1,662	77	288	-	1,451
non-farm	1,188	77	175	-	1,090
farm	474	-	113	-	361
Quebec	13,848	2,545	4,604	- 5	11,784
urban	11,948	2,545	4,286	- 5	10,202
5000 or more	10,630	2,545	4,058	- 5	9,112
under 5000	1,318	-	228	-	1,090
rural	1,900	-	318	-	1,582
non-farm	1,654	-	206	-	1,448
farm	246	-	112	-	134
Ontario	21,112	3,284	6,396	- 112	17,888
urban	16,382	2,465	5,297	- 105	13,445
5000 or more	14,611	2,270	4,617	- 51	12,213
under 5000	1,771	195	680	- 54	1,232
rural	4,730	819	1,099	- 7	4,443
non-farm	3,822	771	952	- 7	3,634
farm	908	48	147	-	809
Prairie Provinces	9,747	790	2,897	- 23	7,617
urban	8,373	510	2,487	- 23	6,373
5000 or more	5,883	328	1,640	- 23	4,548
under 5000	2,490	182	847	-	1,825
rural	1,374	280	410	-	1,244
non-farm	660	168	159	-	669
farm	714	112	251	-	575
British Columbia	7,729	1,569	2,769	-	6,529
urban	6,969	1,113	2,275	-	5,807
5000 or more	6,116	1,031	1,951	-	5,196
under 5000	853	82	324	-	611
rural	760	456	494	-	722
non-farm	722	456	494	-	684
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
March	3,585	128	1,386	1,255	185	631

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	7,994	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
March	6,376	477	1,854	2,066	1,248	731

Table 5.- Dwelling units completed during March, 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	6,376	161	1,994	3,109	706	399	7
Provinces:							
Prince Edward Island	4	2	1	1	-	-	-
Nova Scotia	352	2	53	126	77	94	-
New Brunswick	121	-	7	114	-	-	-
Quebec	1,854	26	872	793	153	10	-
Ontario	2,066	76	684	870	233	199	4
Manitoba	344	-	28	249	59	5	3
Saskatchewan	137	2	18	108	4	5	-
Alberta	767	11	158	578	13	7	-
British Columbia	731	42	173	270	167	79	-

Table 6.- Dwelling units completed during March, 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	% 3	% 31	% 49	% 11	% 6
Regions:						
Maritime Region	100	1	13	50	16	20
Quebec	100	1	47	43	8	1
Ontario	100	4	33	42	11	10
Prairie Provinces	100	1	17	75	6	1
British Columbia	100	6	23	37	23	11

\* 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
1948 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
March	7.9	9.9	6.9	8.2	7.4	8.7

Table 8.-- Completions during the first three months of 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	17,826	14,088	1,626	303	1,745	64
Provinces:						
Prince Edward Island	110	110	-	-	-	-
Nova Scotia	771	766	-	-	5	-
New Brunswick	279	277	2	-	-	-
Quebec	4,604	1,620	1,462	303	1,166	53
Ontario	6,396	5,835	142	-	408	11
Manitoba	838	783	2	-	53	-
Saskatchewan	381	379	2	-	-	-
Alberta	1,678	1,656	12	-	10	-
British Columbia	2,769	2,662	4	-	103	-

Table 9.-- Rental units completed during the first three months of 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	2,217	2,026	72	-	119	-
Provinces:						
Prince Edward Island	29	29	-	-	-	-
Nova Scotia	171	171	-	-	-	-
New Brunswick	200	200	-	-	-	-
Quebec	74	-	72	-	2	-
Ontario	917	805	-	-	112	-
Manitoba	324	324	-	-	-	-
Saskatchewan	73	73	-	-	-	-
Alberta	102	102	-	-	-	-
British Columbia	327	322	-	-	5	-

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

	Under construction January 1	January 1 to March 31		Adjustments	Under construction March 31
		Started	Completed		
Prince Edward Island:					
Charlottetown	53	1	38	-	16
Summerside	10	-	2	-	8
Nova Scotia:					
Amherst	49	1	28	-	22
Halifax	530	90	243	-	377
New Glasgow	87	1	17	- 2	69
Springhill	15	1	-	-	16
Stellarton	75	-	65	- 1	9
Sydney	373	3	141	-	235
Truro	77	17	36	-	58
Yarmouth	50	11	23	+ 4	42
New Brunswick:					
Campbellton	33	-	34	+ 1	-
Edmundston	16	-	16	-	-
Fredericton	231	3	178	-	56
Moncton	135	1	35	- 2	99
Saint John	243	2	16	-	229
Quebec:					
Asbestos	54	4	51	-	7
Chicoutimi	23	11	21	-	13
Drummondville	56	24	19	-	61
Granby	26	11	13	-	24
Grand'Mere	42	-	21	-	21
Hull	138	18	51	- 3	102
Joliette	91	8	23	-	76
Jonquiere	31	16	24	-	23
Kenogami	13	4	1	-	16
Lachute	6	1	-	-	7
La Tuque	40	10	36	-	14
Magog	8	1	5	-	4
Montreal	8,746	2,132	3,083	+ 1	7,796
Quebec	558	137	378	-	317
Rimouski	49	-	31	-	18
Riviere du Loup	13	-	7	-	6
Rouyn	36	-	-	-	36
St. Hyacinthe	50	-	17	-	33
St. Jean	108	25	64	+ 1	70
St. Jerome	33	14	20	-	27
St. Joseph d'Alma	22	4	3	-	23
St. Joseph de Grantham	4	4	-	-	8

	Under construction January 1	January 1 to March 31		Adjustments	Under construction March 31
		Started	Completed		
Quebec: (concl'd)					
Shawinigan Falls	70	7	35	-	42
Sherbrooke	119	50	35	-	134
Sorel	20	5	2	-	23
Thetford Mines	18	-	10	-	8
Trois Rivieres	215	48	104	- 4	155
Valleyfield	7	11	4	-	14
Victoriaville	34	-	-	-	34
Ontario:					
Barrie	77	2	34	-	45
Belleville	341	6	60	-	287
Brampton	28	4	7	-	25
Brantford	230	183	97	-	316
Brockville	47	15	6	-	56
Chatham	180	33	61	-	152
Cobourg	95	2	8	-	89
Collingwood	39	2	6	-	35
Cornwall	73	20	47	-	46
Dundas	24	7	15	-	16
Fort Erie	52	-	30	-	22
Fort Frances	32	-	13	-	19
Fort William	209	7	102	-	114
Galt	97	6	32	-	71
Guelph	179	19	41	-	157
Hamilton	1,224	287	375	- 38	1,098
Hawkesbury	12	3	4	-	11
Ingersoll	22	8	8	-	22
Kenora	28	-	-	-	28
Kingston	145	15	36	-	124
Kitchener	708	62	226	-	544
Leamington	38	1	10	-	29
Lindsay	28	6	18	- 1	15
London	835	150	214	- 2	769
Midland	13	2	7	-	8
Niagara Falls	292	13	67	-	238
North Bay	82	-	43	-	39
Orillia	69	6	10	-	65
Oshawa	141	12	87	-	66
Ottawa	803	134	378	- 14	545
Owen Sound	62	3	43	-	22
Parry Sound	-	-	-	-	-
Pembroke	102	13	40	-	75
Peterborough	320	10	102	- 3	225
Port Arthur	159	18	96	-	81
Port Colborne	22	1	4	-	19
Port Hope	51	2	3	-	50
Preston	24	2	12	-	14

	Under construction January 1	January 1 to March 31		Adjustments	Under construction March 31
		Started	Completed		
Ontario: (concl'd)					
Renfrew	60	3	12	-	51
St. Catharines	357	16	64	-	309
St. Thomas	120	16	68	-	68
Sarnia	478	40	119	-	399
Sault Ste. Marie	136	14	63	-	87
Simcoe	48	10	19	-	39
Smith's Falls	21	3	8	-	16
Stratford	123	-	12	-	111
Sudbury	117	10	55	- 4	68
Thorold	93	1	24	-	70
Timmins	36	-	6	-	30
Toronto	4,875	1,023	1,263	- 14	4,649
Trenton	76	1	61	- 4	12
Welland	167	1	55	- 1	114
Whitby	21	16	14	-	23
Windsor	861	53	412	-	502
Woodstock	139	9	20	-	128
Manitoba:					
Brandon	124	1	48	-	77
Portage la Prairie	3	1	3	-	1
Winnipeg	2,084	81	563	- 20	1,582
Saskatchewan:					
Moose Jaw	136	1	38	- 1	98
North Battleford	59	-	-	-	59
Prince Albert	103	-	18	-	85
Regina	226	4	73	-	157
Saskatoon	147	15	66	-	96
Swift Current	102	-	19	-	83
Weyburn	53	-	5	-	48
Yorkton	104	-	26	-	78
Alberta:					
Calgary	1,155	130	411	- 2	872
Edmonton	1,157	73	250	-	980
Lethbridge	257	15	71	-	201
Medicine Hat	173	7	49	-	131
British Columbia:					
Kamloops	35	12	5	-	42
Kelowna	92	27	26	-	93
Nanaimo	177	47	61	-	163
Nelson	14	-	7	-	7
Prince George	-	2	-	-	2
Prince Rupert	5	-	-	-	5
Trail	248	35	20	-	263
Vancouver	4,630	714	1,570	-	3,774
Vernon	49	2	24	-	27
Victoria	866	192	238	-	820

### 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 No. 12 pp. 17-19.

### Appendix 4 : 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. 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.

#### Index of non-farm residential rents in Canada, by region (October, 1947 = 100)

Month	Total	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1947 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	100.6	100.0	100.3	99.9	100.2
December	100.2	100.5	100.1	100.3	99.8	100.2
1948 January	100.2	100.8	100.1	100.4	99.9	100.5
February	100.3	100.8	100.1	100.4	99.9	100.5
March	100.5	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	100.8	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	100.8	100.8	100.2	101.6
October	100.9	102.1	100.9	101.1	100.2	100.8
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
1949 January	101.9	102.8	101.7	102.3	101.5	102.0
February	102.0	102.9	101.7	102.4	101.6	102.1
March	102.1	103.0	101.8	102.5	101.6	102.2



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