

64 009

DOMINION BUREAU OF STATISTICS
OTTAWA - CANADA



HOUSING BULLETIN NO. 16

CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO APRIL 30, 1949

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



NOTES ON THE
JOURNAL OF THE

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE

TABLE OF CONTENTS

Summary	2
Table 1.- Construction of dwelling units in Canada, the provinces and metropolitan areas during the first four months of 1949	4
Table 2.- Construction of dwelling units in rural and urban areas by regions, during the first four months of 1949	5
Table 3.- Monthly starts by regions	6
Table 4.- Monthly completions by regions	7
Table 5.- Dwelling units completed during April, 1949, by time under construction for Canada and the provinces	8
Table 6.- Dwelling units completed during April, 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 the first four months of 1949 by type of dwelling for Canada and the provinces	10
Table 9.- Rental units completed during the first four months of 1949 under the management of Central Mortgage and Housing Corporation	10
Table 10.-Construction of dwelling units during the first four months of 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
Appendix 4.- Index of residential rents	15

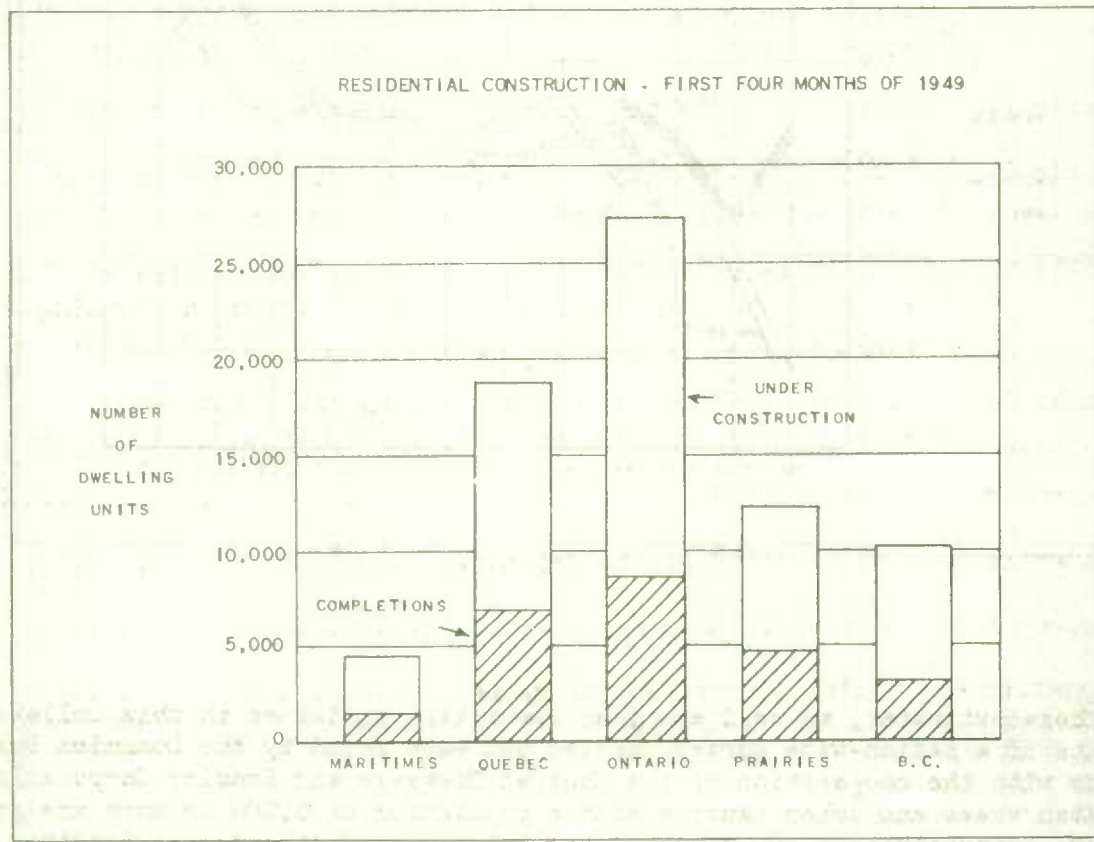
DOMINION BUREAU OF STATISTICS
SPECIAL SURVEYS DIVISION

Dominion Statistician:
Director, Special Surveys Division:

Herbert Marshall
Angus McMorran

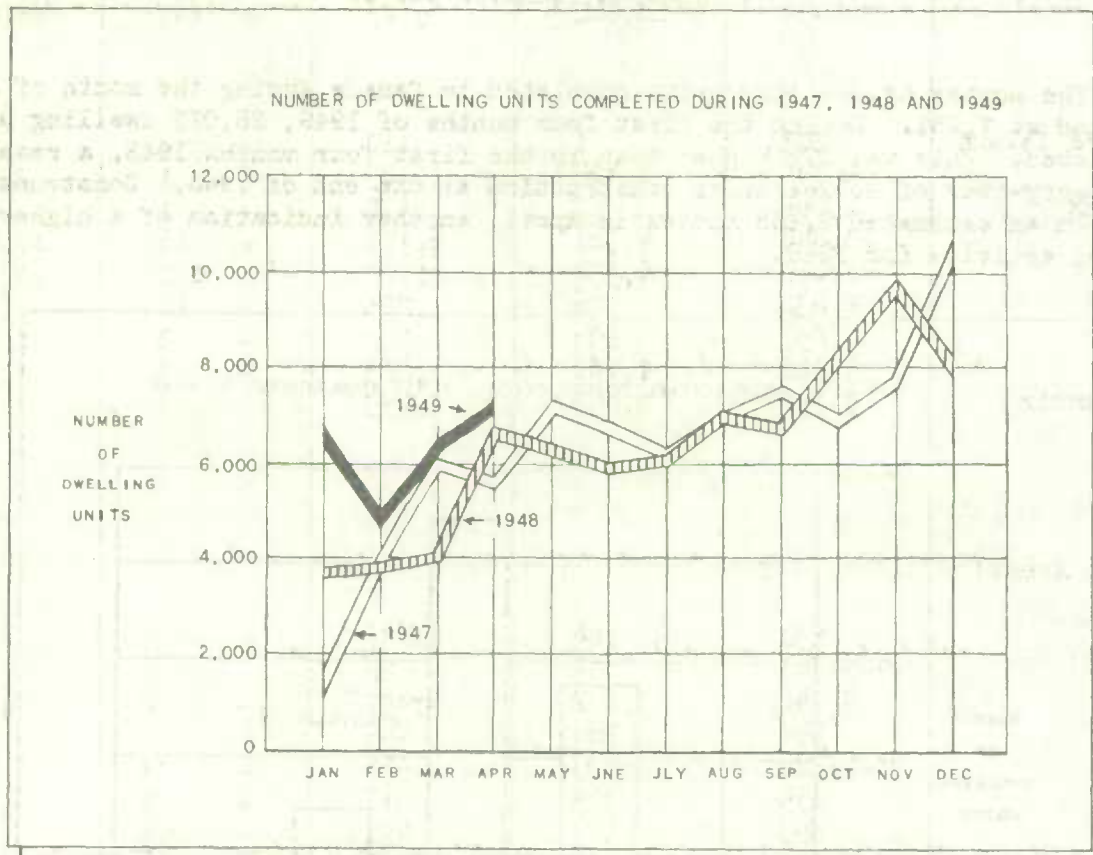
HOUSING BULLETIN NO. 16

The number of dwelling units completed in Canada during the month of April, is estimated at 7,251. During the first four months of 1949, 25,077 dwelling units were completed. This was 37% higher than in the first four months 1948, a result of the high carry-over of houses under construction at the end of 1948. Construction was begun on an estimated 8,466 houses in April, another indication of a higher level of building activity for 1949.



From the types of dwellings being built, 29% of those completed during the first four months of 1949 are for rental purposes and the remainder will be owner-occupied. In 1948, 33% of those completed during the same period of time were for rental purposes.

The average length of time required to build the houses completed in April, was 7.9 months, unchanged from the figure recorded in March.



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 four months of 1949

	Under construction January 1	January 1 to April 30		Adjustments	Under construction April 30
		Started	Completed		
Canada	56,456	16,862	25,077	- 161	48,080
Provinces:					
Prince Edward Island	203	1	110	-	94
Nova Scotia	2,748	424	1,085	† 1	2,088
New Brunswick	1,069	87	378	- 1	777
Quebec	13,848	4,961	6,778	- 16	12,015
Ontario	21,112	6,350	8,725	- 120	18,617
Manitoba	2,632	506	1,225	- 20	1,893
Saskatchewan	1,853	294	500	- 2	1,645
Alberta	5,262	1,780	3,023	- 3	4,016
British Columbia	7,729	2,459	3,253	-	6,935
Metropolitan Areas:					
Halifax	530	144	336	-	338
St John	243	39	28	-	254
Montreal	8,746	3,682	4,451	- 6	7,971
Quebec	558	264	445	-	377
Hamilton	1,224	423	501	- 38	1,108
London	835	303	317	† 2	823
Ottawa	803	177	491	- 14	475
Toronto	4,875	1,721	1,815	† 16	4,797
Windsor	861	118	548	-	431
Winnipeg	2,084	432	931	- 20	1,565
Vancouver	4,630	1,208	1,878	-	3,960
Victoria	866	322	335	-	853

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

	Under construction January 1	January 1 to April 30		Adjustments	Under construction April 30
		Started	Completed		
CANADA	56,456	16,862	25,077	- 161	48,080
urban	46,030	13,406	21,357	- 153	37,926
5000 or more	39,217	12,111	18,344	- 99	32,885
under 5000	6,813	1,295	3,013	- 54	5,041
rural	10,426	3,456	3,720	- 8	10,154
non-farm	8,046	3,122	2,891	- 7	8,270
farm	2,380	334	829	- 1	1,884
Maritime Provinces	4,020	512	1,573	-	2,959
urban	2,358	264	1,147	-	1,475
5000 or more	1,977	264	1,135	-	1,106
under 5000	381	-	12	-	369
rural	1,662	248	426	-	1,484
non-farm	1,188	248	290	-	1,146
farm	474	-	136	-	338
Quebec	13,848	4,961	6,778	- 16	12,015
urban	11,948	4,731	6,088	- 16	10,575
5000 or more	10,630	4,675	5,749	- 16	9,540
under 5000	1,318	56	339	-	1,035
rural	1,900	230	690	-	1,440
non-farm	1,654	230	578	-	1,306
farm	246	-	112	-	134
Ontario	21,112	6,350	8,725	- 120	18,617
urban	16,382	4,370	7,212	- 113	13,427
5000 or more	14,611	4,016	6,354	- 59	12,214
under 5000	1,771	354	858	- 54	1,213
rural	4,730	1,980	1,513	- 7	5,190
non-farm	3,822	1,806	1,258	- 7	4,363
farm	908	174	255	-	827
Prairie Provinces	9,747	2,580	4,748	- 25	7,554
urban	8,373	2,172	4,151	- 24	6,370
5000 or more	5,883	1,419	2,709	- 24	4,569
under 5000	2,490	753	1,442	-	1,801
rural	1,374	408	597	- 1	1,184
non-farm	660	268	271	-	657
farm	714	140	326	- 1	527
British Columbia	7,729	2,459	3,253	-	6,935
urban	6,969	1,869	2,759	-	6,079
5000 or more	6,116	1,737	2,397	-	5,456
under 5000	853	132	362	-	623
rural	760	590	494	-	856
non-farm	722	570	494	-	798
farm	38	20	-	-	58

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
April	8,466	304	2,416	3,066	1,790	890

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
April	7,251	413	2,174	2,329	1,851	484

Table 5.- Dwelling units completed during April, 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	7,251	431	2,061	2,992	1,343	421	3
Provinces:							
Prince Edward Island	-	-	-	-	-	-	-
Nova Scotia	314	-	28	161	99	26	-
New Brunswick	99	1	35	51	7	5	-
Quebec	2,174	159	728	708	472	107	-
Ontario	2,329	106	797	764	490	171	1
Manitoba	387	1	34	249	84	17	2
Saskatchewan	119	2	24	54	36	3	-
Alberta	1,345	116	253	860	94	22	-
British Columbia	484	46	162	145	61	70	-

Table 6.- Dwelling units completed during April, 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	% 6	% 28	% 41	% 19	% 6
Regions:						
Maritime Region	100	-	15	51	26	8
Quebec	100	7	33	33	22	5
Ontario	100	5	34	33	21	7
Prairie Provinces	100	6	17	63	12	2
British Columbia	100	1	33	30	12	14

* 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	6.3	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
April	7.9	9.4	7.6	8.0	7.5	8.3

Table 8.- Completions during the first four 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	25,077	19,498	2,340	349	2,724	166
Provinces:						
Prince Edward Island	110	110	-	-	-	-
Nova Scotia	1,085	1,080	-	-	5	-
New Brunswick	378	376	2	-	-	-
Quebec	6,778	2,367	2,108	349	1,883	71
Ontario	8,725	8,033	184	-	497	11
Manitoba	1,225	1,058	12	-	155	-
Saskatchewan	500	498	2	-	-	-
Alberta	3,023	2,851	22	-	66	84
British Columbia	3,253	3,125	10	-	118	-

Table 9.- Rental units completed during the first four 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	3,055	2,836	72	-	147	-
Provinces:						
Prince Edward Island	29	29	-	-	-	-
Nova Scotia	241	241	-	-	-	-
New Brunswick	234	234	-	-	-	-
Quebec	81	7	72	-	2	-
Ontario	1,359	1,219	-	-	140	-
Manitoba	440	440	-	-	-	-
Saskatchewan	153	153	-	-	-	-
Alberta	152	152	-	-	-	-
British Columbia	366	361	-	-	5	-

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

	Under construction January 1	January 1 to April 30		Adjustments		Under construction April 30
		Started	Completed			
Prince Edward Island:						
Charlottetown	53	1	38	-		16
Summerside	10	-	2	-		8
Nova Scotia:						
Amherst	49	1	37	-		13
Halifax	530	144	336	-		338
New Glasgow	87	1	40	-	2	46
Springhill	15	1	7	-	-	9
Stellarton	75	-	65	-	1	9
Sydney	373	41	159	-	-	255
Truro	77	20	43	-	-	54
Yarmouth	50	11	30	†	4	35
New Brunswick:						
Campbellton	33	1	35	†	1	-
Edmundston	16	-	16	-	-	-
Fredericton	231	3	219	-	-	15
Moncton	135	1	80	-	2	54
Saint John	243	39	28	-	-	254
Quebec:						
Asbestos	54	4	53	-		5
Chicoutimi	23	17	26	-		14
Drummondville	56	24	28	-		52
Granby	26	16	21	-		21
Grand'Mere	42	10	21	-		31
Hull	138	30	69	-	8	91
Joliette	91	28	35	-	-	84
Jonquiere	31	16	24	-	-	23
Kenogami	13	7	12	-	-	8
Lachute	6	1	-	-	-	7
La Tuque	40	24	37	-	-	27
Magog	8	10	7	-	-	11
Montreal	8,746	3,682	4,451	-	6	7,971
Quebec	558	264	445	-	-	377
Rimouski	49	-	31	-	-	18
Riviere du Loup	13	-	7	-	-	6
Rouyn	36	-	-	-	-	36
St. Hyacinthe	50	15	51	†	2	16
St. Jean	108	46	90	†	1	65
St. Jerome	33	28	27	-	-	34
St. Joseph d'Alma	22	12	3	-	-	31
St. Joseph de Grantham	4	4	-	-	-	8

	Under construction January 1	January 1 to April 30		Adjustments	Under construction April 30
		Started	Completed		
Quebec: (concl'd)					
Shawinigan Falls	70	16	39	-	47
Sherbrooke	119	92	70	-	141
Sorel	20	5	2	-	23
Thetford Mines	18	23	10	-	31
Trois Rivières	215	243	152	- 5	301
Valleyfield	7	40	5	-	42
Victoriaville	34	18	33	-	19
Ontario:					
Barrie	77	15	47	-	45
Belleville	341	6	86	-	261
Brampton	28	11	13	-	26
Brantford	230	221	146	-	305
Brockville	47	41	9	-	79
Chatham	180	48	84	-	144
Cobourg	95	2	16	-	81
Collingwood	39	6	13	-	32
Cornwall	73	30	58	-	45
Dundas	24	12	16	-	20
Fort Erie	52	-	42	-	10
Fort Frances	32	-	13	-	19
Fort William	209	48	142	-	115
Galt	97	11	37	-	71
Guelph	179	29	49	-	159
Hamilton	1,224	423	501	- 38	1,108
Hawkesbury	12	3	8	-	7
Ingersoll	22	11	8	-	25
Kenora	28	-	-	-	28
Kingston	145	23	47	-	121
Kitchener	708	113	266	-	555
Leamington	38	5	15	-	28
Lindsay	28	12	19	- 1	20
London	835	303	317	- 2	823
Midland	13	4	9	-	8
Niagara Falls	292	53	114	-	231
North Bay	82	7	57	-	32
Orillia	69	9	28	-	50
Oshawa	141	73	108	-	106
Ottawa	803	177	491	- 14	475
Owen Sound	62	9	48	-	23
Parry Sound	-	-	-	-	-
Pembroke	102	22	62	-	62
Peterborough	320	50	132	- 13	225
Port Arthur	159	40	120	- 1	78
Port Colborne	22	2	7	-	17
Port Hope	51	2	6	-	47
Preston	24	2	13	-	13

	Under construction January 1	January 1 to April 30		Adjustments	Under construction April 30
		Started	Completed		
Ontario(concl'd)					
Renfrew	60	7	15	-	52
St. Catharines	357	74	143	-	288
St. Thomas	120	24	78	-	66
Sarnia	478	89	158	-	409
Sault Ste. Marie	136	35	78	-	93
Simcoe	48	10	26	-	32
Smith's Falls	21	5	12	-	14
Stratford	123	9	33	-	99
Sudbury	117	43	74	- 4	82
Thorold	93	2	43	-	52
Timmins	36	2	10	-	28
Toronto	4,875	1,721	1,815	+ 16	4,797
Trenton	76	1	61	- 4	12
Welland	167	6	57	+ 1	117
Whitby	21	27	16	-	32
Windsor	861	118	548	-	431
Woodstock	139	20	40	- 3	116
Manitoba:					
Brandon	124	14	67	-	71
Portage la Prairie	3	6	3	-	6
Winnipeg	2,084	432	931	- 20	1,565
Saskatchewan:					
Moose Jaw	136	13	58	- 1	90
North Battleford	59	4	14	-	49
Prince Albert	103	5	40	-	68
Regina	226	105	86	-	245
Saskatoon	147	61	71	-	137
Swift Current	102	6	19	-	89
Weyburn	53	-	23	-	30
Yorkton	104	8	41	-	71
Alberta:					
Calgary	1,155	321	724	- 3	749
Edmonton	1,157	370	463	-	1,064
Lethbridge	257	47	109	-	195
Medicine Hat	173	27	60	-	140
British Columbia:					
Kamloops	35	26	8	-	53
Kelowna	92	44	42	-	94
Nanaimo	177	80	76	-	181
Nelson	14	2	7	-	9
Prince George	-	2	-	-	2
Prince Rupert	5	-	-	-	5
Trail	248	47	25	-	270
Vancouver	4,630	1,208	1,878	-	3,960
Vernon	49	6	26	-	29
Victoria	866	322	335	-	853

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	100.6	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	100.6	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	100.8	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



1010697223