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**HOUSING BULLETIN NO. 17**

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**DOMINION BUREAU OF STATISTICS**  
**DEPARTMENT OF TRADE AND COMMERCE**

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**HOUSING BULLETIN NO. 17**

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

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Published by Authority of the Rt. Hon. C. D. Howe  
Minister of Trade and Commerce

Prepared in the Special Surveys Division  
Dominion Bureau of Statistics, Ottawa

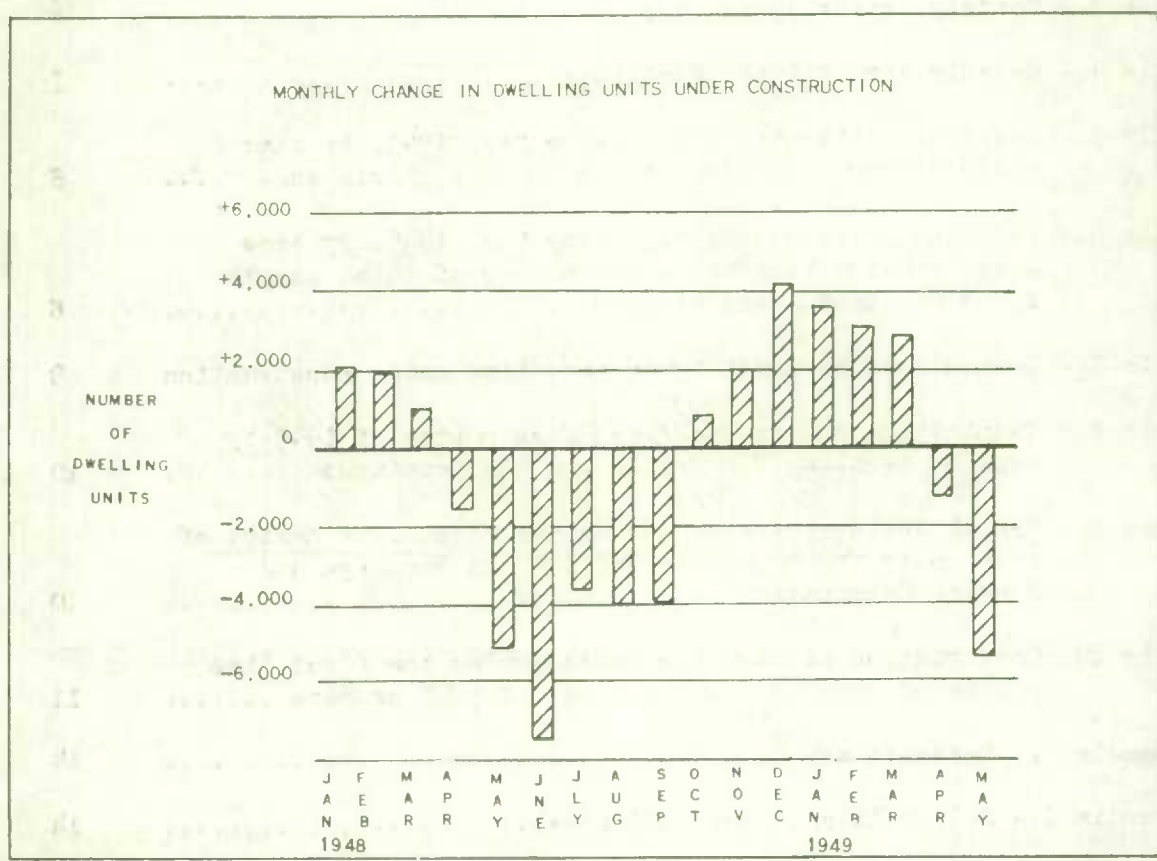
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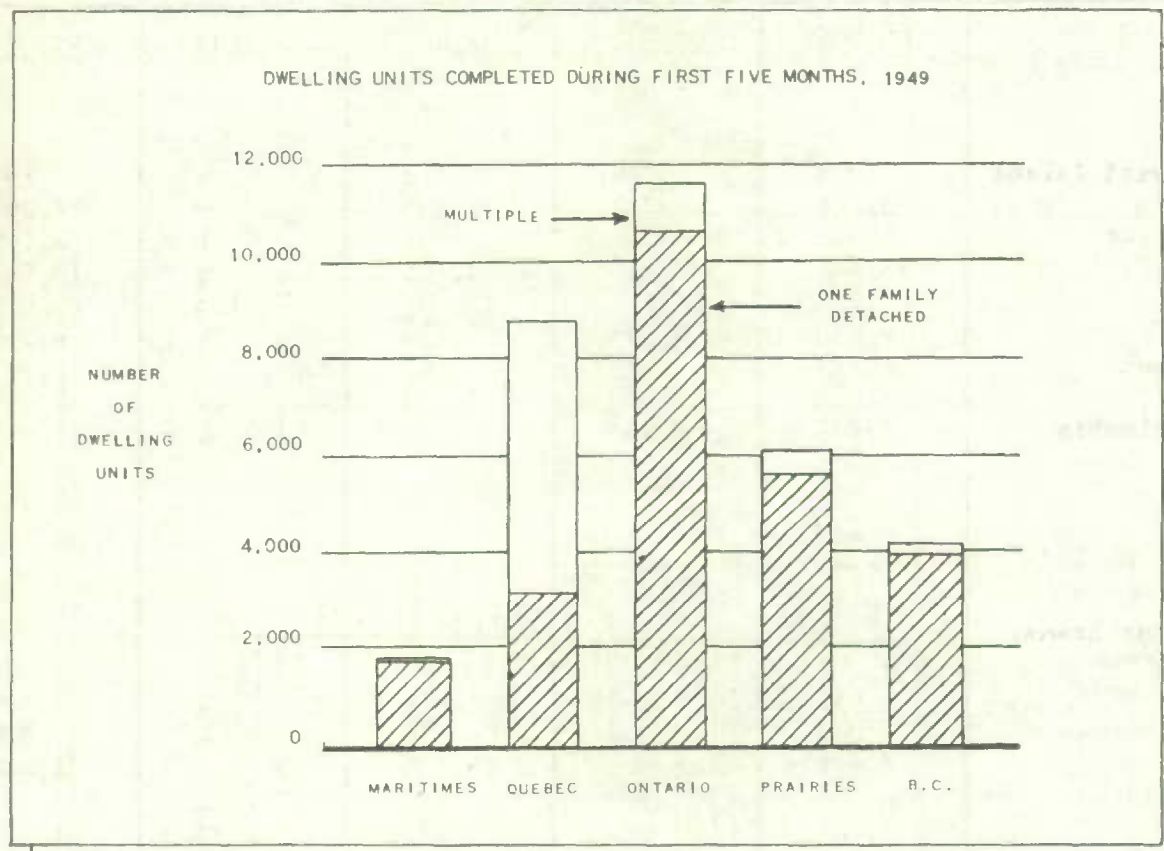
# HOUSING BULLETIN NO. 17

During the month of May, an estimated 7,374 dwelling units were completed in Canada. First the number of dwelling units completed during the first five months was estimated at 32,451. This was 32% higher than in the first five months of 1948. A higher level of building activity is indicated by the estimated number of dwelling units started during the month of May. Construction was begun on an estimated 12,809 dwelling units in May, an increase of 12% over May of last year.



A breakdown of the types of dwellings completed shows that approximately 29% are for rental purposes and the remainder are owner-occupied. There has been no change in this figure since last month.

The average length of time required to build houses completed in May was 8.0 months. The increase from 7.9 months in April is not significant. The length of time under construction was highest in British Columbia where 9.7 months was recorded.



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 co-operation 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 five months of 1949

	Under construction January 1	January 1 to May 31		Adjustments	Under construction May 31
		Started	Completed		
Canada	56,456	29,671	32,451	- 143	53,533
Provinces:					
Prince Edward Island	203	44	112	-	135
Nova Scotia	2,748	761	1,255	-	2,254
New Brunswick	1,069	524	407	- 1	1,185
Quebec	13,848	8,486	8,768	- 9	13,557
Ontario	21,112	11,291	11,605	- 106	20,692
Manitoba	2,632	1,385	1,736	- 21	2,260
Saskatchewan	1,853	775	650	- 1	1,977
Alberta	5,262	2,959	3,748	- 6	4,467
British Columbia	7,729	3,446	4,170	+ 1	7,006
Metropolitan Areas:					
Halifax	530	199	404	- 1	324
St. John	243	68	36	-	275
Montreal	8,746	5,469	5,735	+ 2	8,482
Quebec	558	394	517	-	435
Hamilton	1,224	620	676	- 38	1,130
London	835	479	450	- 2	866
Ottawa	803	252	610	- 14	431
Toronto	4,875	2,202	2,301	+ 26	4,802
Windsor	861	242	613	-	490
Winnipeg	2,084	919	1,319	- 21	1,663
Vancouver	4,630	1,828	2,308	+ 1	4,151
Victoria	866	408	431	-	843

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

	Under construction January 1	January 1 to May 31		Adjustments	Under construction May 31
		Started	Completed		
CANADA	56,456	29,671	32,451	- 143	53,533
urban	46,030	21,019	26,814	- 135	40,100
5000 or more	39,217	18,921	23,128	- 81	34,929
under 5000	6,813	2,098	3,686	- 54	5,171
rural	10,426	8,652	5,637	- 8	13,433
non-farm	8,046	6,835	4,506	- 7	10,368
farm	2,380	1,817	1,131	- 1	3,065
Maritime Provinces	4,020	1,329	1,774	- 1	3,574
urban	2,358	513	1,314	- 1	1,556
5000 or more	1,977	462	1,288	- 1	1,150
under 5000	381	51	26	-	406
rural	1,662	816	460	-	2,018
non-farm	1,188	552	324	-	1,416
farm	474	264	136	-	602
Quebec	13,848	8,486	8,768	- 9	13,557
urban	11,948	7,440	7,748	- 9	11,631
5000 or more	10,630	7,012	7,302	- 9	10,331
under 5000	1,318	428	446	-	1,300
rural	1,900	1,046	1,020	-	1,926
non-farm	1,654	878	880	-	1,652
farm	246	168	140	-	274
Ontario	21,112	11,291	11,605	- 106	20,692
urban	16,382	6,590	8,955	- 99	13,918
5000 or more	14,611	5,992	7,914	- 45	12,644
under 5000	1,771	598	1,041	- 54	1,274
rural	4,730	4,701	2,650	- 7	6,774
non-farm	3,822	4,245	2,263	- 7	5,797
farm	908	456	387	-	977
Prairie Provinces	9,747	5,119	6,134	- 28	8,704
urban	8,373	3,810	5,349	- 27	6,807
5000 or more	5,883	2,925	3,637	- 27	5,144
under 5000	2,490	885	1,712	-	1,663
rural	1,374	1,309	785	- 1	1,897
non-farm	660	400	355	-	705
farm	714	909	430	- 1	1,192
British Columbia	7,729	3,446	4,170	- 1	7,006
urban	6,969	2,666	3,448	- 1	6,188
5000 or more	6,116	2,530	2,987	- 1	5,660
under 5000	853	136	461	-	528
rural	760	780	722	-	818
non-farm	722	760	684	-	798
farm	38	20	38	-	20

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
May	12,809	817	3,525	4,941	2,539	987

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
May	7,374	201	1,990	2,880	1,386	917

Table 5.- Dwelling units completed during May, 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	7,374	611	1,798	2,985	1,461	461	58
Provinces:							
Prince Edward Island	2	-	-	2	-	-	-
Nova Scotia	170	8	22	84	47	9	-
New Brunswick	29	4	7	16	1	1	-
Quebec	1,990	166	660	882	266	14	2
Ontario	2,880	203	563	1,208	649	230	27
Manitoba	511	40	74	253	119	24	1
Saskatchewan	150	24	17	58	46	5	-
Alberta	725	95	256	263	80	3	28
British Columbia	917	71	199	219	253	175	-

Table 6.- Dwelling units completed during May, 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	8	25	41	20	6
Regions:						
Maritime Region	100	6	14	51	24	5
Quebec	100	8	33	45	13	1
Ontario	100	7	20	42	23	8
Prairie Provinces	100	12	26	42	18	2
British Columbia	100	8	22	24	27	19

\* 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
April	7.9	9.4	7.6	8.0	7.5	8.3
May	8.0	8.5	7.0	8.5	7.3	9.7

Table 8.- Completions during the first five 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	32,451	25,314	2,896	359	3,685	197
Provinces:						
Prince Edward Island	112	112	-	-	-	-
Nova Scotia	1,255	1,250	-	-	5	-
New Brunswick	407	401	2	4	-	-
Quebec	8,768	3,128	2,552	355	2,660	73
Ontario	11,605	10,783	278	-	530	14
Manitoba	1,736	1,497	14	-	225	-
Saskatchewan	650	646	4	-	-	-
Alberta	3,748	3,518	30	-	90	110
British Columbia	4,170	3,979	16	-	175	-

Table 9.- Rental units completed during the first five 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	3,755	3,516	88	4	147	-
Provinces:						
Prince Edward Island	29	29	-	-	-	-
Nova Scotia	299	299	-	-	-	-
New Brunswick	238	234	-	4	-	-
Quebec	120	30	88	-	2	-
Ontario	1,661	1,521	-	-	140	-
Manitoba	595	595	-	-	-	-
Saskatchewan	220	220	-	-	-	-
Alberta	208	208	-	-	-	-
British Columbia	385	380	-	-	5	-

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

	Under construction January 1	January 1 to May 31		Adjustments	Under construction May 31
		Started	Completed		
Prince Edward Island:					
Charlottetown	53	2	40	-	15
Summerside	10	-	2	-	8
Nova Scotia:					
Amherst	49	6	39	-	16
Halifax	530	199	404	- 1	324
New Glasgow	87	3	60	- 2	28
Springhill	15	1	7	-	9
Stellarton	75	1	68	- 1	7
Sydney	373	78	176	-	275
Truro	77	25	50	-	52
Yarmouth	50	15	35	+ 4	34
New Brunswick:					
Campbellton	33	1	35	+ 1	-
Edmundston	16	21	16	-	21
Fredericton	231	3	221	-	13
Moncton	135	39	99	- 2	73
Saint John	243	68	36	-	275
Quebec:					
Asbestos	54	24	58	-	20
Chicoutimi	23	55	26	-	52
Drummondville	56	62	37	-	81
Granby	26	34	26	-	34
Grand'Mere	42	20	24	-	38
Hull	138	40	88	- 8	82
Joliette	91	28	47	- 1	71
Jonquiere	31	36	24	-	43
Kenogami	13	7	13	-	7
Lachute	6	8	-	-	14
La Tuque	40	24	37	-	27
Magog	8	21	7	-	22
Montreal	8,746	5,469	5,735	+ 2	8,482
Quebec	558	394	517	-	435
Rimouski	49	13	44	-	18
Riviere du Loup	13	5	12	-	6
Rouyn	36	-	-	-	36
St. Hyacinthe	50	27	53	+ 2	26
St. Jean	108	72	96	+ 1	85
St. Jerome	33	53	29	-	57
St. Joseph d'Alma	22	24	5	-	41
St. Joseph de Grantham	4	8	-	-	12

	Under construction January 1	January 1 to May 31		Adjustments	Under construction May 31
		Started	Completed		
Quebec: (concl'd)					
Shawinigan Falls	70	34	82	-	22
Sherbrooke	119	146	95	-	170
Sorel	20	5	14	-	11
Thetford Mines	18	33	10	-	41
Trois Rivières	215	296	176	- 5	330
Valleyfield	7	40	14	-	33
Victoriaville	34	34	33	-	35
Ontario:					
Barrie	77	44	49	-	72
Belleville	341	6	101	-	246
Brampton	28	11	13	-	26
Brantford	230	251	178	-	303
Brockville	47	42	9	-	80
Chatham	180	73	95	-	158
Cobourg	95	10	25	-	80
Collingwood	39	12	19	-	32
Cornwall	73	30	58	-	45
Dundas	24	12	23	-	13
Fort Erie	52	10	44	-	18
Fort Frances	32	-	13	-	19
Fort William	209	127	157	-	179
Galt	97	25	41	-	81
Guelph	179	52	67	-	164
Hamilton	1,224	620	676	- 38	1,130
Hawkesbury	12	3	8	-	7
Ingersoll	22	15	16	-	21
Kenora	28	-	-	-	28
Kingston	145	36	79	+ 3	105
Kitchener	708	167	291	-	584
Leamington	38	9	20	-	27
Lindsay	28	29	25	- 1	31
London	835	479	450	+ 2	866
Midland	13	4	11	-	6
Niagara Falls	292	85	139	-	238
North Bay	82	28	61	-	49
Orillia	69	21	35	-	55
Oshawa	141	97	126	-	112
Ottawa	803	252	610	- 14	431
Owen Sound	62	19	51	-	30
Parry Sound	-	-	-	-	-
Pembroke	102	22	70	-	54
Peterborough	320	139	178	- 13	268
Port Arthur	159	94	134	- 1	118
Port Colborne	22	11	11	-	22
Port Hope	51	11	9	-	53
Preston	24	2	13	-	17

	Under construction January 1	January 1 to May 31		Adjustments	Under construction May 31
		Started	Completed		
Ontario: (concl'd)					
Renfrew	60	8	32	-	36
St. Catharines	357	87	156	-	288
St. Thomas	120	31	85	-	66
Sarnia	478	115	235	-	358
Sault Ste. Marie	136	160	111	-	185
Simcoe	48	16	36	-	28
Smith's Falls	21	8	16	-	13
Stratford	123	26	52	-	97
Sudbury	117	135	110	- 4	138
Thorold	93	11	43	-	61
Timmins	36	6	10	-	32
Toronto	4,875	2,202	2,301	+ 26	4,802
Trenton	76	1	61	- 4	12
Welland	167	24	87	+ 2	106
Whitby	21	34	18	-	37
Windsor	861	242	613	-	490
Woodstock	139	38	43	- 3	131
Manitoba:					
Brandon	124	55	91	-	88
Portage la Prairie	3	6	3	-	6
Winnipeg	2,084	919	1,319	- 21	1,663
Saskatchewan:					
Moose Jaw	136	26	83	- 1	78
North Battleford	59	8	27	-	110
Prince Albert	103	5	59	-	49
Regina	226	201	102	-	325
Saskatoon	147	128	83	+ 1	193
Swift Current	102	31	25	-	108
Weyburn	53	9	29	-	33
Yorkton	104	27	50	-	81
Alberta:					
Calgary	1,155	545	912	- 6	782
Edmonton	1,157	847	629	-	1,375
Lethbridge	257	78	151	-	184
Medicine Hat	173	40	74	-	139
British Columbia:					
Kamloops	35	37	10	-	62
Kelowna	92	57	55	-	94
Nanaimo	177	117	106	-	188
Nelson	14	4	8	-	10
Prince George	-	6	-	-	6
Prince Rupert	5	-	-	-	5
Trail	248	64	35	-	277
Vancouver	4,630	1,828	2,308	+ 1	4,151
Vernon	49	9	34	-	24
Victoria	866	408	431	-	843

### 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
April	102.3	103.1	102.0	102.7	102.1	102.3
May	102.5	103.7	102.4	102.8	102.1	102.4
June	102.9	104.0	102.7	103.2	102.7	102.7

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