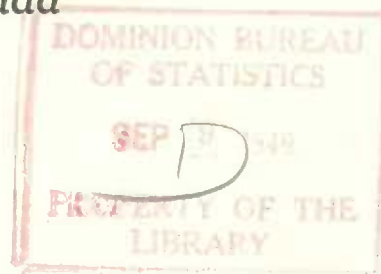
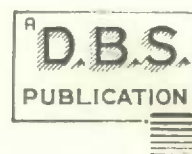


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Government of Canada



**HOUSING BULLETIN NO. 18**



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

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**HOUSING BULLETIN NO. 18**

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

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

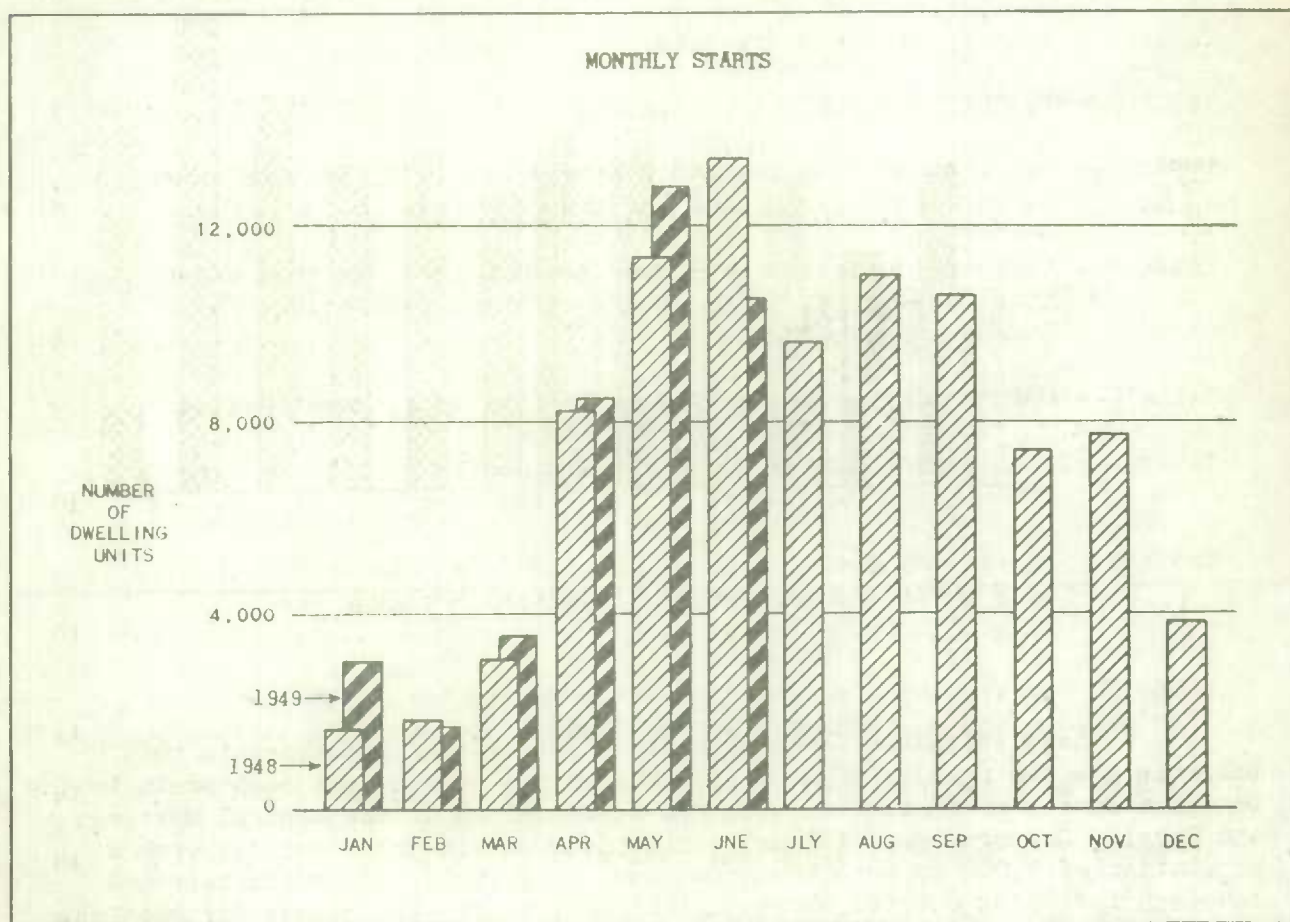
Prepared in the Special Surveys Division  
Dominion Bureau of Statistics, Ottawa

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# HOUSING BULLETIN NO. 18

The number of dwelling units completed in Canada in the first six months of 1949 is estimated at 39,726, 30% higher than for the same period last year. Last year's levelling-off of the number of completed dwelling units from May to June, was repeated again this year, with 7,374 completions in May compared with 7,275 this month. As in 1948, starts have far exceeded completions since the month of April, and the number under construction has increased to 56,787, an increase of 9% over 1948. During the month of June the number of dwelling units started was estimated at 10,528. This brought the total starts for the first six months up to 40,199, indicating a higher level of residential construction for 1949.

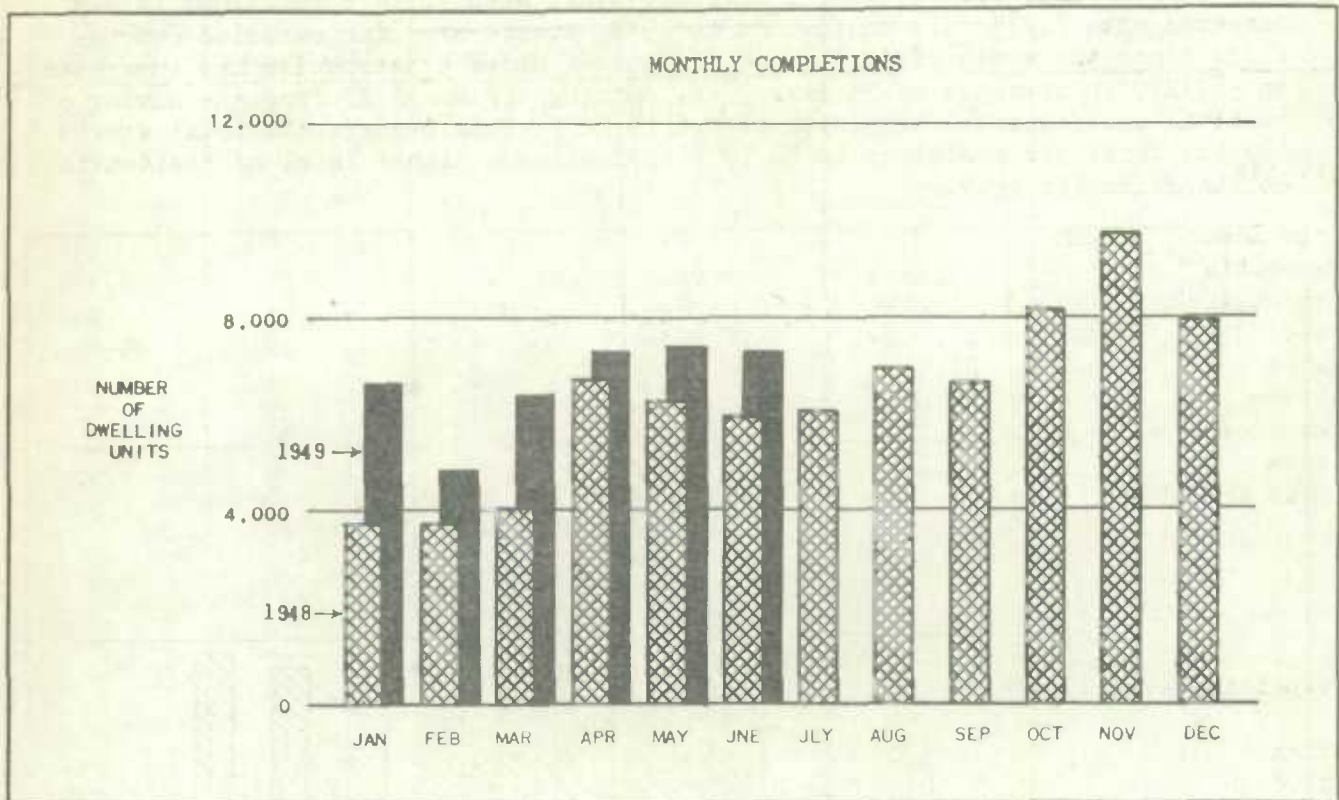


More than 30% of the dwellings completed in the first half of 1949 were for rental purposes and the remainder were for owner occupancy. This proportion is about the same as last year's.

The average length of time required to build a house completed during the month of June was 7.4 months. Though greater than last year at the same



time, this reflects the seasonal speeding-up of the construction industry.



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 six months of 1949

	Under construction January 1	January 1 to June 30		Adjustments	Under construction June 30
		Started	Completed		
Canada	56,456	40,199	39,726	- 142	56,787
Provinces:					
Prince Edward Island	203	67	112	-	158
Nova Scotia	2,748	1,086	1,648	-	2,186
New Brunswick	1,069	789	553	- 1	1,304
Quebec	13,848	11,528	10,756	- 10	14,610
Ontario	21,112	14,788	14,059	- 101	21,740
Manitoba	2,632	2,096	2,194	- 23	2,511
Saskatchewan	1,853	1,337	1,140	- 1	2,049
Alberta	5,262	4,077	4,359	- 5	4,975
British Columbia	7,729	4,431	4,905	- 1	7,254
			<u>0</u>		
Metropolitan Areas:					
Halifax	530	249	520	- 1	258
Saint John	243	170	127	-	286
Montreal	8,746	7,446	7,227	+ 2	8,967
Quebec	558	530	570	-	518
Hamilton	1,224	812	826	- 38	1,172
London	835	636	592	+ 2	881
Ottawa	803	353	685	- 14	457
Toronto	4,875	3,092	2,840	+ 26	5,153
Windsor	861	451	659	-	653
Winnipeg	2,084	1,459	1,667	- 18	1,858
Vancouver	4,630	2,304	2,771	- 3	4,160
Victoria	866	506	504	-	868

4359  
381  
2978

1140  
1381  
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14059  
16396  
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10756  
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Table 2.- Construction of dwelling units in rural and urban areas

by regions, during the first six months of 1949

	Under construction January 1	January 1 to June 30		Adjustments	Under construction June 30
		Started	Completed		
CANADA	56,456	40,199	39,726	- 142	56,787
urban	46,030	29,626	33,185	- 134	42,337
5000 or more	39,217	26,300	28,642	- 80	36,795
under 5000	6,813	3,326	4,543	= 54	5,542
rural	10,426	10,573	6,541	- 8	14,450
non-farm	8,046	8,139	5,030	- 7	11,148
farm	2,380	2,434	1,511	- 1	3,302
Maritime Provinces	4,020	1,942	2,313	- 1	3,648
urban	2,358	923	1,615	- 1	1,665
5000 or more	1,977	826	1,560	- 1	1,242
under 5000	381	97	55	-	423
rural	1,662	1,019	698	-	1,983
non-farm	1,188	712	539	-	1,361
farm	474	307	159	-	622
Quebec	13,848	11,528	10,756	- 10	14,610
urban	11,948	10,002	9,650	- 10	12,290
5000 or more	10,630	9,521	9,057	- 10	11,084
under 5000	1,318	481	593	-	1,206
rural	1,900	1,526	1,106	-	2,320
non-farm	1,654	1,108	918	-	1,844
farm	246	418	188	-	476
Ontario	21,112	14,788	14,059	- 101	21,740
urban	16,382	9,460	11,148	- 94	14,600
5000 or more	14,611	8,343	9,846	- 40	13,068
under 5000	1,771	1,117	1,302	- 54	1,532
rural	4,730	5,328	2,911	- 7	7,140
non-farm	3,822	4,755	2,434	- 7	6,136
farm	908	573	477	-	1,004
Prairie Provinces	9,747	7,510	7,693	- 29	9,535
urban	8,373	5,742	6,665	- 28	7,422
5000 or more	5,883	4,445	4,533	- 28	5,767
under 5000	2,490	1,297	2,132	-	1,655
rural	1,374	1,768	1,028	- 1	2,113
non-farm	660	652	379	-	933
farm	714	1,116	649	- 1	1,180
British Columbia	7,729	4,431	4,905	- 1	7,254
urban	6,969	3,499	4,107	- 1	6,360
5000 or more	6,116	3,165	3,646	- 1	5,634
under 5000	853	334	461	-	726
rural	760	932	798	-	894
non-farm	722	912	760	-	874
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
June	10,528	613	3,042	3,497	2,391	985



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
June	7,275	539	1,988	2,454	1,559	735

Table 5.- Dwelling Units completed during June, 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	7,275	1,433	1,155	3,044	1,113	528	2
Provinces:							
Prince Edward Island	-	-	-	-	-	-	-
Nova Scotia	393	129	34	90	87	53	-
New Brunswick	146	49	2	7	87	1	-
Quebec	1,988	296	588	926	168	10	-
Ontario	2,454	349	285	1,083	467	268	2
Manitoba	458	75	5	230	93	55	-
Saskatchewan	490	367	2	53	64	4	-
Alberta	611	20	101	415	63	12	-
British Columbia	735	148	138	240	84	125	-

Table 6.- Dwelling units completed during June, 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	% 20	% 16	% 42	% 15	% 7
Regions:						
Maritime Region	100	33	7	18	32	10
Quebec	100	15	30	47	8	-
Ontario	100	14	12	44	19	11
Prairie Provinces	100	30	7	45	14	4
British Columbia	100	20	19	33	11	17

\* 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	6.3	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	6.3	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
June	7.4	7.9	6.4	8.2	6.6	8.5

Table 8.- Completions during the first six 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	39,726	30,523	3,650	361	4,974	218
Provinces:						
Prince Edward Island	112	112	-	-	-	-
Nova Scotia	1,648	1,626	2	-	20	-
New Brunswick	553	459	2	4	88	-
Quebec	10,756	3,792	3,270	357	3,264	73
Ontario	14,059	12,999	306	-	739	15
Manitoba	2,194	1,943	14	-	237	-
Saskatchewan	1,140	856	4	-	280	-
Alberta	4,359	4,085	32	-	112	130
British Columbia	4,905	4,651	20	-	234	-

Table 9.- Rental units completed during the first six 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	5,010	4,669	92	4	245	-
Provinces:						
Prince Edward Island	29	29	-	-	-	-
Nova Scotia	371	371	-	-	-	-
New Brunswick	323	235	-	4	84	-
Quebec	198	104	92	-	2	-
Ontario	2,226	2,072	-	-	154	-
Manitoba	785	785	-	-	-	-
Saskatchewan	329	329	-	-	-	-
Alberta	306	306	-	-	-	-
British Columbia	443	438	-	-	5	-



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

	Under construction January 1	January 1 to June 30		Adjustments		Under construction June 30
		Started	Completed			
Prince Edward Island:						
Charlottetown	53	16	40	-		29
Summerside	10	9	2	-		17
Nova Scotia:						
Amherst	49	6	42	-		13
Halifax	530	249	520	-	1	258
New Glasgow	87	3	62	-	2	26
Springhill	15	9	10	-		14
Stellarton	75	1	68	-	1	7
Sydney	373	128	197	-		304
Truro	77	29	72	-		34
Yarmouth	50	22	38	†	4	38
New Brunswick:						
Campbellton	33	8	35	†	1	7
Edmundston	16	21	16	-		21
Fredericton	231	32	222	-		41
Moncton	135	123	109	-	2	147
Saint John	243	170	127	-		286
Quebec:						
Asbestos	54	27	58	-		23
Chicoutimi	23	66	30	-	1	58
Drummondville	56	65	64	-		57
Granby	26	43	29	-		40
Grand'Mere	42	48	26	-		64
Hull	138	40	92	-	8	78
Joliette	91	87	71	-	1	106
Jonquiere	31	38	33	-		36
Kenogami	13	11	16	-		8
Lachute	6	8	6	-		8
La Tuque	40	30	38	-		32
Magog	8	31	8	-		31
Montreal	8,746	7,446	7,227	†	2	8,967
Quebec	558	530	570	-		518
Rimouski	49	13	44	-		18
Riviere du Loup	13	5	12	-		6
Rouyn	36	-	-	-		36
St. Hyacinthe	50	40	53	†	2	39
St. Jean	108	107	107	†	1	109
St. Jerome	33	68	32	-		69
St. Joseph d'Alma	22	57	10	-		69
St. Joseph de Grantham	4	14	2	-		16

	Under construction January 1	January 1 to June 30		Adjustments	Under construction June 30
		Started	Completed		
Quebec: (concl'd)					
Shawinigan Falls	70	45	82	-	33
Sherbrooke	119	201	133	-	187
Sorel	20	5	14	-	11
Thetford Mines	18	35	19	-	34
Trois Rivières	215	355	232	- 5	333
Valleyfield	7	61	16	-	52
Victoriaville	34	45	33	-	46
Ontario:					
Barrie	77	64	54	-	87
Belleville	341	19	186	-	174
Brampton	28	11	14	-	25
Brantford	230	310	238	-	302
Brockville	47	50	13	-	84
Chatham	180	90	108	-	162
Cobourg	95	11	55	-	51
Collingwood	39	14	34	-	19
Cornwall	73	43	65	-	51
Dundas	24	12	26	-	10
Fort Erie	52	16	47	-	21
Fort Frances	32	21	31	-	22
Fort William	209	171	191	-	189
Galt	97	39	47	-	89
Guelph	179	78	103	-	154
Hamilton	1,224	812	826	- 38	1,172
Hawkesbury	12	6	13	-	4
Ingersoll	22	15	18	-	19
Kenora	28	-	-	-	28
Kingston	145	48	94	- 3	102
Kitchener	708	167	378	-	497
Leamington	38	14	26	-	26
Lindsay	28	29	27	- 1	29
London	835	636	592	- 2	881
Midland	13	6	12	-	7
Niagara Falls	292	139	198	- 1	232
North Bay	82	41	67	- 1	57
Orillia	69	28	70	-	27
Oshawa	141	120	126	-	135
Ottawa	803	353	685	- 14	457
Owen Sound	62	30	56	-	36
Parry Sound	-	6	-	-	6
Pembroke	102	28	100	-	30
Peterborough	320	207	220	- 13	294
Port Arthur	159	133	154	- 1	137
Port Colborne	22	16	16	-	22
Port Hope	51	11	21	-	41
Preston	24	16	19	-	21

	Under construction January 1	January 1 to June 30		Adjustments	Under construction June 30
		Started	Completed		
Ontario: (concl'd)					
Renfrew	60	10	61	-	9
St. Catharines	357	137	229	+	269
St. Thomas	120	34	91	-	63
Sarnia	478	168	271	-	375
Sault Ste. Marie	136	238	126	-	248
Simcoe	48	19	38	-	29
Smith's Falls	21	8	16	-	13
Stratford	123	34	80	-	77
Sudbury	117	172	118	-	168
Thorold	93	13	66	-	40
Timmins	36	6	12	-	30
Toronto	4,875	3,092	2,840	+	5,153
Trenton	76	6	61	-	17
Welland	167	66	126	+	109
Whitby	21	34	18	-	37
Windsor	861	451	659	-	653
Woodstock	139	46	104	-	78
Manitoba:					
Brandon	124	72	126	-	65
Portage la Prairie	3	25	3	-	25
Winnipeg	2,084	1,459	1,667	-	1,858
Saskatchewan:					
Moose Jaw	136	26	91	-	70
North Battleford	59	14	48	-	25
Prince Albert	103	51	89	-	65
Regina	226	358	127	-	457
Saskatoon	147	177	104	+	221
Swift Current	102	31	25	-	108
Weyburn	53	9	51	-	11
Yorkton	104	43	64	-	83
Alberta:					
Calgary	1,155	770	1,018	-	901
Edmonton	1,157	1,246	828	+	1,576
Lethbridge	257	108	177	-	188
Medicine Hat	173	56	115	-	114
British Columbia:					
Kamloops	35	46	18	+	65
Kelowna	92	63	71	-	84
Nanaimo	177	156	134	-	199
Nelson	14	5	9	-	10
Prince George	-	6	-	-	6
Prince Rupert	5	1	-	-	6
Trail	248	69	97	-	220
Vancouver	4,630	2,304	2,771	-	4,160
Vernon	49	9	42	-	16
Victoria	866	506	504	-	868



#### 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	100.6	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

$$\begin{array}{r} 49294 \\ 58615 \\ \hline 107909 \\ 57805 \\ \hline 50104 \end{array}$$