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

HOUSING BULLETIN NO. 19

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

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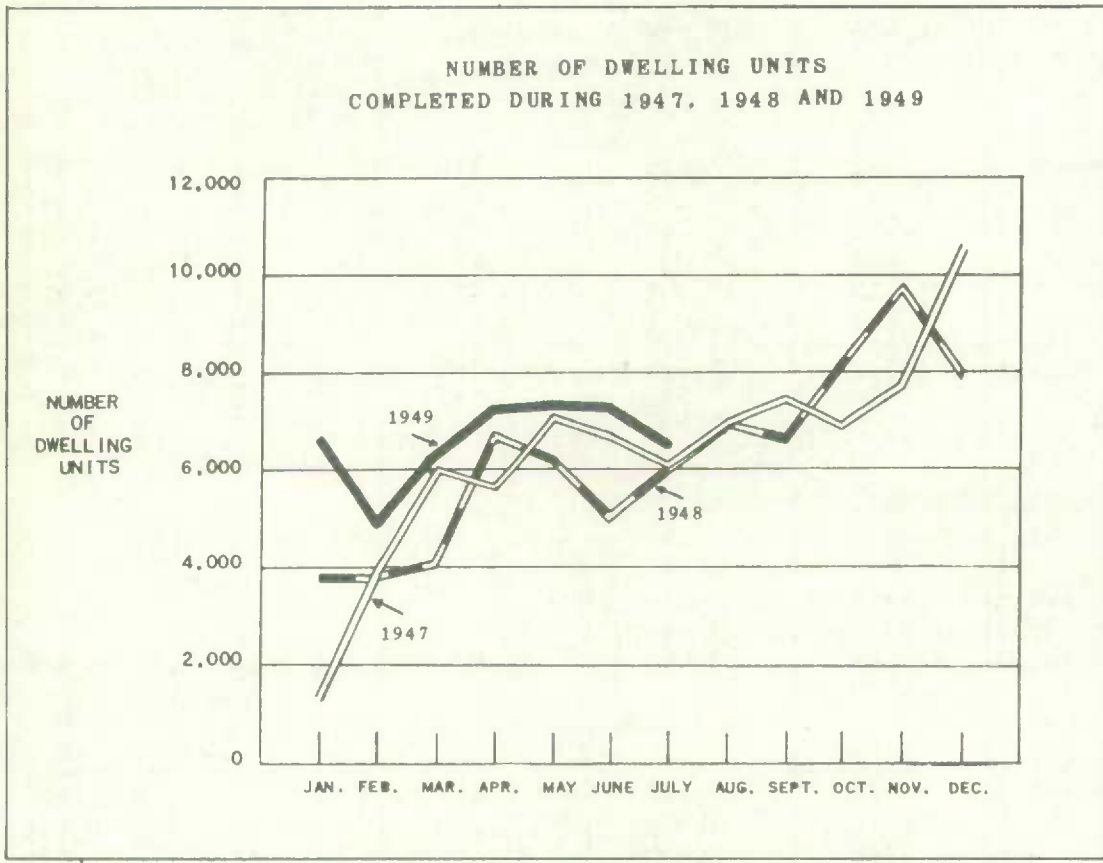
An estimated 46,326 dwelling units were completed in Canada during the first seven months of 1949. The following table is a comparative resume of the housing picture for the first seven months of this year and last year.

	<u>1949</u>	<u>1948</u>
Completions during the first seven months	46,326	36,601
Completions during July	6,588	6,073
Starts during the first seven months	49,285	49,452
Starts during July	9,086	9,684
Under construction at the end of July	59,203	55,686
Average length of time under construction for dwellings completed in July (months)	7.3	6.1

As can be seen, there has been an increase of about 10,000 dwelling units completed between the first seven months in 1949 and the same period in 1948. This difference reflects the high carryover of construction at the end of 1948, and indicates an increase in the number of houses being completed each month. The number of dwelling units under construction at the end of July, 1949, is slightly greater than the number at the end of July, 1948.

There is no appreciable difference in the percentage of dwelling units built for rental purposes, last year and this year's figures standing at 30 per cent for completions in the first seven months. About 25% of the total 1948 completions were for rental purposes.

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
and the provinces

	Under construction January 1	January 1 to July 31		Adjustments	Under construction July 31
		Started	Completed		
Canada 1949	56,456	49,285	46,326	- 212	59,203
Provinces:					
Prince Edward Island	203	119	175	-	147
Nova Scotia	2,748	1,318	1,849	- 1	2,216
New Brunswick	1,069	1,114	703	- 1	1,479
Quebec	13,848	14,233	12,775	- 79	15,227
Ontario	21,112	17,943	16,411	- 101	22,543
Manitoba	2,632	2,565	2,423	- 23	2,751
Saskatchewan	1,853	1,913	1,468	-	2,298
Alberta	5,262	4,661	4,813	- 5	5,105
British Columbia	7,729	5,419	5,709	- 2	7,437
Canada 1948	42,215	49,452	36,601	+ 620	55,686
Provinces:					
Prince Edward Island	209	108	110	- 1	206
Nova Scotia	2,161	1,676	1,015	+ 23	2,845
New Brunswick	736	1,520	693	- 13	1,550
Quebec	9,076	13,855	9,755	- 1	13,175
Ontario	17,243	15,923	13,810	+ 149	19,505
Manitoba	2,315	2,939	2,182	- 3	3,069
Saskatchewan	1,469	1,825	1,279	+ 68	2,083
Alberta	2,310	4,224	2,167	+ 270	4,637
British Columbia	6,696	7,382	5,590	+ 128	8,616

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

	1949			1948		
	January 1 to July 31		Under construction July 31	January 1 to July 31		Under construction July 31
	Started	Completed		Started	Completed	
CANADA	49,285	46,326	59,203	49,452	36,601	55,686
urban	35,818	38,627	43,017	36,986	29,324	42,678
5000 or more	31,559	33,391	37,235	30,497	24,663	35,328
under 5000	4,259	5,236	5,782	6,489	4,661	7,350
rural	13,467	7,699	16,186	12,466	7,277	13,008
non-farm	10,304	5,774	12,569	9,133	5,803	9,671
farm	3,163	1,925	3,617	3,333	1,474	3,337
Maritime Provinces	2,551	2,727	3,842	3,304	1,818	4,601
urban	1,216	1,853	1,719	1,556	1,161	2,217
5000 or more	1,037	1,699	1,313	1,264	888	1,795
under 5000	179	154	406	292	273	422
rural	1,335	874	2,123	1,748	657	2,384
non-farm	897	715	1,370	1,308	586	1,736
farm	438	159	753	440	71	648
Quebec	14,233	12,775	15,227	13,855	9,755	13,175
urban	11,887	11,585	12,171	11,337	7,963	11,289
5000 or more	10,998	10,803	10,746	9,590	6,563	9,324
under 5000	889	782	1,425	1,747	1,400	1,965
rural	2,346	1,190	3,056	2,518	1,792	1,886
non-farm	1,872	918	2,608	2,036	1,284	1,686
farm	474	272	448	482	508	200
Ontario	17,943	16,411	22,543	15,923	13,809	19,506
urban	11,597	12,861	15,024	10,967	9,918	13,932
5000 or more	10,264	11,446	13,389	9,394	8,105	12,141
under 5000	1,333	1,415	1,635	1,573	1,814	1,790
rural	6,346	3,550	7,519	4,956	3,891	5,574
non-farm	5,609	2,851	6,573	3,872	3,339	4,382
farm	737	699	946	1,084	552	1,192
Prairie Provinces	9,139	8,704	10,154	8,988	5,629	9,788
urban	6,897	7,531	7,712	6,618	5,072	7,536
5000 or more	5,403	5,155	6,104	4,721	4,275	5,380
under 5000	1,494	2,376	1,608	1,897	796	2,157
rural	2,242	1,173	2,442	2,370	557	2,252
non-farm	748	416	992	1,081	214	993
farm	1,494	757	1,450	1,289	343	1,259
British Columbia	5,419	5,709	7,437	7,382	5,590	8,616
urban	4,221	4,797	6,391	6,508	5,210	7,704
5000 or more	3,857	4,288	5,683	5,528	4,832	6,688
under 5000	364	509	708	980	378	1,016
rural	1,198	912	1,046	874	380	912
non-farm	1,178	874	1,026	836	380	874
farm	20	38	20	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
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
July	9,086	609	2,705	3,155	1,629	988

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	6,388	477	1,866	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
July	6,588	414	2,007	2,352	1,011	804

Table 5.- Dwelling units completed during July, 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	6,588	1,890	1,053	1,910	1,066	667	2
Provinces:							
Prince Edward Island	63	42	-	2	19	-	-
Nova Scotia	201	61	31	12	52	45	-
New Brunswick	150	69	-	5	31	45	-
Quebec	2,007	509	466	871	148	13	-
Ontario	2,352	650	323	626	379	373	1
Manitoba	229	96	8	55	55	14	1
Saskatchewan	328	94	6	13	202	13	-
Alberta	454	172	66	122	94	-	-
British Columbia	804	197	153	204	86	164	-

Table 6.- Dwelling units completed during July, 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	% 29	% 16	% 29	% 16	% 10
Regions:						
Maritime Region	100	41	7	5	25	22
Quebec	100	26	23	43	7	1
Ontario	100	27	14	27	16	16
Prairie Provinces	100	36	8	19	35	2
British Columbia	100	25	19	25	11	20

* 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
June	7.4	7.9	6.4	8.2	6.6	8.5
July	7.3	9.9	6.0	7.8	6.9	8.7

Table 8.- Completions during the first seven 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	46,326	35,298	4,138	361	6,301	228
Provinces:						
Prince Edward Island	175	175	-	-	-	-
Nova Scotia	1,849	1,824	2	-	23	-
New Brunswick	703	575	4	4	118	2
Quebec	12,775	4,395	3,724	357	4,226	73
Ontario	16,411	15,145	326	-	925	15
Manitoba	2,423	2,159	14	-	250	-
Saskatchewan	1,468	1,098	6	-	364	-
Alberta	4,813	4,527	36	-	112	138
British Columbia	5,709	5,400	26	-	283	-

Table 9.- Rental units completed during the first seven 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	5,607	5,212	116	4	275	-
Provinces:						
Prince Edward Island	29	29	-	-	-	-
Nova Scotia	383	383	-	-	-	-
New Brunswick	353	235	-	4	114	-
Quebec	239	121	116	-	2	-
Ontario	2,522	2,368	-	-	154	-
Manitoba	829	829	-	-	-	-
Saskatchewan	391	391	-	-	-	-
Alberta	384	384	-	-	-	-
British Columbia	477	472	-	-	5	-

Table 10.- Construction of dwelling units in urban centres of 5000 or more

	1949			1948		
	January 1 to July 31		Under construction July 31	January 1 to July 31		Under construction July 31
	Started	Completed		Started	Completed	
Prince Edward Island:						
Charlottetown	26	47	32	48	34	73
Summerside	9	2	17	4	6	7
Nova Scotia:						
Amherst	10	45	14	25	5	29
Halifax	311	565	275	286	241	420
New Glasgow	9	62	32	12	12	32
Springhill	9	10	14	17	4	22
Stellarton	4	68	10	9	6	13
Sydney	153	214	312	119	141	510
Truro	32	83	26	64	63	68
Yarmouth	26	38	41	27	7	38
New Brunswick:						
Campbellton	8	35	7	7	90	8
Edmundston	22	19	19	31	15	34
Fredericton	35	224	42	176	107	181
Moncton	175	122	186	162	84	175
Saint John	208	165	286	177	73	185
Quebec:						
Asbestos	28	61	21	69	29	53
Chicoutimi	66	49	39	48	27	36
Drummondville	88	76	65	79	76	48
Granby	68	32	61	75	101	59
Grand'Mere	56	32	66	113	45	95
Hull	67	106	91	80	96	91
Joliette	87	85	92	67	75	56
Jonquiere	47	45	33	54	29	61
Kenogami	11	16	8	22	-	26
Lachute	10	6	10	60	11	38
La Tuque	34	38	36	1	9	7
Magog	50	14	44	21	11	20
Montreal	8,451	8,710	8,426	6,883	4,527	6,813
Quebec	731	639	650	452	642	626
Rimouski	13	49	13	89	47	75
Riviere du Loup	5	14	4	19	20	17
Rouyn	-	-	36	-	-	36
St. Hyacinthe	54	57	48	84	61	71
St. Jean	127	119	117	54	30	52
St. Jerome	68	43	58	88	55	62
St. Joseph d'Alma	57	10	69	62	10	62
St. Joseph de Grantham	19	10	13	42	28	23

	1949			1948		
	January 1 to July 31		Under construction July 31	January 1 to July 31		Under construction July 31
	Started	Completed		Started	Completed	
Quebec: (concl'd)						
Shawinigan Falls	52	82	40	114	70	104
Sherbrooke	231	151	199	314	203	241
Sorel	5	14	11	5	10	6
Thetford Mines	36	24	30	29	13	20
Trois Rivières	396	265	340	487	166	410
Valleyfield	87	23	71	59	37	50
Victoriaville	54	33	55	120	135	66
Ontario:						
Barrie	79	62	94	85	46	89
Belleville	33	190	184	184	108	192
Brampton	11	14	25	17	44	20
Brantford	326	259	297	96	179	145
Brockville	54	37	64	16	23	21
Chatham	101	120	161	68	100	111
Cobourg	11	79	27	15	29	15
Collingwood	15	35	19	16	68	30
Cornwall	55	65	63	93	83	74
Dundas	12	35	1	19	11	19
Fort Erie	17	49	20	49	14	53
Fort Frances	21	31	22	27	20	29
Fort William	241	217	233	167	96	195
Galt	61	69	89	60	145	87
Guelph	91	143	127	49	134	78
Hamilton	911	1,009	1,088	741	597	1,063
Hawkesbury	5	13	4	16	5	16
Ingersoll	25	19	28	17	23	24
Kenora	-	-	28	21	38	32
Kingston	73	125	96	92	120	125
Kitchener	325	465	568	333	265	495
Leamington	16	26	28	35	36	38
Lindsay	34	27	34	28	74	28
London	737	703	871	567	517	587
Midland	6	14	5	16	72	14
Niagara Falls	172	222	241	163	177	163
North Bay	41	76	48	98	24	120
Orillia	30	73	26	34	42	31
Oshawa	131	137	135	149	144	160
Ottawa	433	724	498	717	685	999
Owen Sound	36	60	38	99	99	88
Parry Sound	7	-	7	7	1	9
Pembroke	53	106	49	41	20	44
Peterborough	217	268	256	167	142	187
Port Arthur	169	190	137	159	93	163
Port Colborne	21	23	20	10	13	19
Port Hope	11	40	22	22	75	21
Preston	21	21	24	9	37	14

	1949			1948		
	January 1 to July 31		Under construction July 31	January 1 to July 31		Under construction July 31
	Started	Completed		Started	Completed	
Ontario: (concl'd)						
Renfrew	12	62	10	13	8	15
St. Catharines	149	263	247	227	208	306
St. Thomas	38	98	60	87	35	87
Sarnia	188	357	309	240	200	255
Sault Ste. Marie	303	138	301	172	175	185
Simcoe	26	51	23	29	43	26
Smith's Falls	13	19	15	19	6	22
Stratford	51	100	74	27	50	29
Sudbury	191	140	165	122	66	118
Thorold	18	89	22	38	29	44
Timmins	6	12	30	22	118	10
Toronto	3,870	3,301	5,470	3,124	2,149	4,438
Trenton	14	61	25	95	81	124
Welland	81	140	110	136	83	144
Whitby	36	20	37	14	40	19
Windsor	609	710	760	456	341	650
Woodstock	57	139	54	71	74	71
Manitoba:						
Brandon	84	143	60	112	73	102
Portage la Prairie	25	3	25	1	26	1
Winnipeg	1,841	1,831	2,076	1,486	1,743	1,840
Saskatchewan:						
Moose Jaw	40	98	77	81	89	102
North Battleford	15	59	15	37	35	67
Prince Albert	54	100	57	59	64	56
Regina	461	193	494	112	286	160
Saskatoon	221	131	239	388	351	459
Swift Current	52	45	109	60	62	56
Weyburn	12	52	13	11	7	11
Yorkton	58	72	90	102	54	107
Alberta:						
Calgary	892	1,125	916	929	603	1,032
Edmonton	1,437	955	1,640	1,078	611	1,044
Lethbridge	146	208	195	115	151	137
Medicine Hat	65	140	98	150	120	206
British Columbia:						
Kamloops	54	20	71	27	54	26
Kelowna	76	85	82	105	125	83
Nanaimo	183	155	205	112	126	163
Nelson	5	10	9	16	14	18
Prince George	7	1	6	22	69	66
Prince Rupert	2	-	7	1	6	5
Trail	88	130	206	47	56	91
Vancouver	2,821	3,261	4,187	4,380	3,659	5,093
Vernon	11	49	11	149	52	143
Victoria	610	577	899	669	671	1,000

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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