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NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO JANUARY 31, 1951



DOMINION BUREAU OF STATISTICS

Department of Trade and Commerce

Vol. 4

No. 1

NEW RESIDENTIAL CONSTRUCTION

CONSTRUCTION OF DWELLING UNITS IN CANADA

FROM JANUARY 1 TO JANUARY 31, 1951

(IN 1948 AND 1949, ISSUED AS
HOUSING BULLETINS NO'S 1 TO 24)

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NEW RESIDENTIAL CONSTRUCTION

The number of dwelling units commenced in January, 1951 is estimated at 2771. This compares with last year's estimate for Canada of 2152 dwelling units for the same month, an increase of approximately 29 per cent. Completions for the month of January were estimated at 6950 as compared with 6480, for the same period in 1950.

At the end of January, 1951 there was still a large number of dwelling units under construction. 55,261 units remain uncompleted. This is almost identical with the 55,125 units under construction at the end of January, 1950.

The average length of time required to build a dwelling unit completed during the month of January of this year was estimated at 7.1 months, which is about the same as that reported for January, 1950.

It is estimated from the types of dwelling units being constructed that approximately 25 per cent of those completed in January, 1951 are for rental purposes and that the remainder are owner occupied. This is slightly higher than last January's rental proportion of 22 per cent. During 1950 an estimate of 26 per cent of new dwellings completed were built for rental compared with 26 per cent during 1949 and 25 per cent during 1948.

At the beginning of 1951, a thorough review was made of the "under construction" category to eliminate duplication and cases of reported starts on which construction had been abandoned. This resulted in a reduction of the "under construction" figure as at the end of 1950 from 60,538 to 59,443. More specific information regarding the location of National Defence housing projects indicated that a considerable number adjacent to incorporated urban municipalities had previously been reported as being actually within the boundaries of these places. In a smaller number of cases, the opposite condition existed. As a consequence, substantial adjustments were made in the "under construction" figures as between urban and rural classification.

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.

A column headed "Adjustments" appears in Table 1. 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	Jan. 1 to Jan. 31		Adjustments	Under construction January 31
		Started	Completed		
<u>1951</u>					
Canada	59,443	2,771	6,950	- 3	55,261
Newfoundland	1,950	101	92	- 1	1,958
Prince Edward Island	291	4	104	-	191
Nova Scotia	2,429	38	108	-	2,359
New Brunswick	897	9	98	-	808
Quebec	14,859	760	2,371	- 2	13,246
Ontario	24,215	1,358	2,660	-	22,913
Manitoba	2,093	6	136	-	1,963
Saskatchewan	1,060	11	141	-	930
Alberta	5,803	131	426	-	5,508
British Columbia	5,846	353	814	-	5,385
<u>1950</u>					
Canada	59,503	2,152	6,480	- 50	55,125
Newfoundland	1,334	103	-	-	1,437
Prince Edward Island	292	-	29	-	263
Nova Scotia	2,326	45	250	-	2,121
New Brunswick	1,274	85	211	- 1	1,147
Quebec	14,984	579	1,932	- 6	13,625
Ontario	23,585	1,077	2,112	- 20	22,530
Manitoba	2,781	7	245	15	2,558
Saskatchewan	1,452	17	209	- 9	1,251
Alberta	4,309	75	872	- 13	3,499
British Columbia	7,166	164	620	- 16	6,694
<u>1949</u>					
Canada	56,456	3,066	6,643	- 27	52,852
Newfoundland
Prince Edward Island	203	-	37	-	166
Nova Scotia	2,748	36	195	-	2,589
New Brunswick	1,069	1	93	- 1	976
Quebec	13,848	624	1,591	-	12,881
Ontario	21,112	1,248	2,449	- 12	19,899
Manitoba	2,632	12	241	- 12	2,391
Saskatchewan	1,853	7	141	-	1,719
Alberta	5,262	459	550	- 2	5,169
British Columbia	7,729	679	1,346	-	7,062

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

	1951			1950		
	Jan. 1 to Jan. 31		Under construction Jan. 31	Jan. 1 to Jan. 31		Under construction Jan. 31
	Started	Completed		Started	Completed	
Canada	2,771	6,950	55,261	2,152	6,480	55,125
urban	2,449	6,152	40,809	1,958	5,532	41,797
5000 or more	2,337	5,859	37,587	1,958	4,541	34,857
under 5000	112	293	3,222	-	991	6,940
rural	322	798	14,452	194	948	13,328
non-farm	322	670	12,284	161	760	11,061
farm	-	128	2,168	33	188	2,267
Newfoundland	101	92	1,958	103	-	1,437
urban	17	13	346	5	-	175
5000 or more	17	13	346	5	-	175
under 5000	-	-	-	-	-	-
rural	84	79	1,612	98	-	1,262
non-farm	84	33	1,542	98	-	1,106
farm	-	46	70	-	-	156
Maritime Provinces	51	310	3,358	130	490	3,531
urban	51	168	1,557	130	305	2,000
5000 or more	51	168	1,289	130	161	1,372
under 5000	-	-	268	-	144	628
rural	-	142	1,801	-	185	1,531
non-farm	-	100	1,321	-	91	884
farm	-	42	480	-	94	647
Quebec	760	2,371	13,246	579	1,932	13,625
urban	760	2,351	11,859	579	1,866	11,749
5000 or more	648	2,323	11,074	579	1,306	10,405
under 5000	112	28	785	-	560	1,344
rural	-	20	1,387	-	66	1,876
non-farm	-	20	1,359	-	66	1,600
farm	-	-	28	-	-	276
Ontario	1,358	2,660	22,913	1,077	2,112	22,530
urban	1,205	2,185	16,952	993	1,759	15,484
5000 or more	1,205	2,068	16,347	993	1,675	13,294
under 5000	-	117	605	-	84	2,190
rural	153	475	5,961	84	353	7,046
non-farm	153	475	5,314	63	283	6,222
farm	-	-	647	21	70	824

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

	1951			1950		
	Jan. 1 to Jan. 31		Under construction Jan. 31	Jan. 1 to Jan. 31		Under construction Jan. 31
	Started	Completed		Started	Completed	
Prairie Provinces	148	703	8,401	99	1,326	7,308
urban	148	635	6,001	87	1,124	6,475
5000 or more	148	586	4,711	87	931	4,844
under 5000	-	49	1,290	-	203	1,631
rural	-	68	2,400	12	192	833
non-farm	-	28	1,457	-	168	489
farm	-	40	943	12	24	344
British Columbia	353	814	5,385	164	620	6,694
urban	268	800	4,094	164	468	5,914
5000 or more	268	701	3,820	164	468	4,767
under 5000	-	99	274	-	-	1,147
rural	85	14	1,291	-	152	780
non-farm	85	14	1,291	-	152	760
farm	-	-	-	-	-	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1951			1950		
	Jan. 1 to Jan. 31		Under construction Jan. 31	Jan. 1 to Jan. 31		Under construction Jan. 31
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	-	2	15	-	-	8
Corner Brook	-	-	23	-	-	16
Grand Falls	-	1	28	-	-	-
St. John's	17	10	230	5	-	151
Prince Edward Island						
Charlottetown	4	8	22	-	-	33
Summerside	-	5	10	-	1	174
Nova Scotia						
Amherst	-	1	6	2	5	10
Halifax	37	51	343	40	46	291
New Glasgow	-	1	12	-	2	23
Springhill	-	-	4	-	1	17

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Jan. 31		Under construction Jan. 31	Jan. 1 to Jan. 31		Under construction Jan. 31
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	-	1	5	1	1	5
Sydney	-	47	202	-	27	279
Truro	1	5	24	2	3	14
Yarmouth	-	2	7	-	9	15
New Brunswick						
Campbellton	-	-	2	-	-	-
Edmundston	-	9	1	-	-	4
Fredericton	1	1	21	-	3	42
Moncton	7	17	87	74	35	261
Saint John	1	20	38	11	28	204
Quebec						
Asbestos	-	8	10	-	7	5
Chicoutimi	4	7	18	-	-	84
Drummondville	4	33	72	-	7	23
Grandby	8	56	66	2	19	34
Grand'Mère	-	16	19	2	5	20
Hull	92	28	177	33	5	125
Joliette	-	15	47	29	7	104
Jonquière	1	6	26	-	-	15
Kénogami	-	3	7	1	-	4
Lachute	-	-	37	1	2	4
La Tuque	-	-	24	-	-	26
Magog	-	4	12	-	4	6
Montréal	371	1,810	9,472	481	1,100	8,367
Québec	108	69	384	8	-	807
Rimouski	-	39	32	-	13	16
Rivière du Loup	-	-	13	-	14	19
Rouyn	-	-	11	-	-	76
St. Hyacinthe	2	22	49	-	-	55
St. Jean	2	35	75	-	46	71
St. Jérôme	2	5	85	-	6	105
St. Joseph d'Alma	2	3	5	-	2	49
St. Joseph de Grantham	7	5	9	-	-	-
Shawinigan Falls	-	12	26	-	1	14
Sherbrooke	17	34	68	13	18	142
Sorel	5	7	15	-	-	7
Thetford Mines	3	14	14	-	8	11
Trois-Rivières	15	52	182	9	30	149
Valleyfield	5	25	92	-	5	40
Victoriaville	-	15	27	-	7	27

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Jan. 31		Under construction Jan. 31	Jan. 1 to Jan. 31		Under construction Jan. 31
	Started	Completed		Started	Completed	
Ontario						
Barrie	2	12	37	11	17	74
Belleville	-	12	43	-	11	249
Brampton	10	1	65	-	2	31
Brantford	30	14	231	16	88	223
Brockville	-	2	13	6	4	37
Chatham	-	1	69	-	-	125
Cobourg	-	3	27	2	5	21
Collingwood	1	-	5	-	-	26
Cornwall	7	39	58	10	8	63
Dundas	-	14	31	-	5	2
Fort Erie	-	1	17	12	1	22
Fort Frances	-	-	10	-	-	45
Fort William	-	7	54	-	29	143
Galt	4	4	52	-	6	123
Guelph	6	6	56	2	6	95
Hamilton	55	106	1,197	81	76	1,048
Hawkesbury	10	-	23	-	-	11
Ingersoll	-	7	23	1	-	23
Kenora	-	-	7	-	-	18
Kingston	15	7	117	23	22	88
Kitchener	29	52	370	31	48	468
Leamington	3	2	18	3	-	28
Lindsay	-	2	16	-	4	25
London	46	109	1,025	27	76	909
Midland	-	1	3	3	-	18
Niagara Falls	-	3	37	13	23	212
North Bay	2	14	18	1	7	31
Orillia	-	5	24	7	15	21
Oshawa	11	13	131	-	12	95
Ottawa	175	104	1,633	229	98	871
Owen Sound	1	6	30	-	-	24
Parry Sound	-	-	10	1	-	8
Pembroke	10	18	54	6	2	41
Peterborough	8	11	176	4	35	231
Port Arthur	2	12	56	-	12	130
Port Colborne	2	1	26	-	2	14
Port Hope	-	2	28	-	7	44
Preston	-	3	27	-	-	9
Renfrew	3	5	16	5	1	13
St. Catharines	8	2	131	19	29	281
St. Thomas	2	-	16	1	23	47
Sarnia	19	-	166	9	29	235
Sault Ste. Marie	9	15	90	5	28	103
Simcoe	5	6	29	-	-	22

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Jan. 31		Under construction Jan. 31	Jan. 1 to Jan. 31		Under construction Jan. 31
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	-	2	21	21	4	30
Stratford	1	4	26	-	-	90
Sudbury	2	61	164	3	9	97
Thorold	1	2	25	1	2	24
Timmins	-	-	6	1	2	27
Toronto	652	1,286	9,083	388	824	5,882
Trenton	-	5	15	-	-	25
Welland	3	3	48	1	19	89
Whitby	2	7	22	-	1	18
Windsor	68	61	626	49	96	616
Woodstock	1	15	46	1	7	49
Manitoba						
Brandon	6	29	18	1	6	21
Portage la Prairie	-	-	19	-	-	62
Winnipeg	-	107	1,240	6	239	1,819
Saskatchewan						
Moose Jaw	-	6	19	-	6	49
North Battleford	-	-	10	-	11	7
Prince Albert	-	5	34	1	-	106
Regina	-	20	209	3	87	277
Saskatoon	11	39	188	1	14	228
Swift Current	-	1	20	-	7	23
Weyburn	-	1	5	-	-	7
Yorkton	-	1	29	-	4	13
Alberta						
Calgary	67	130	1,077	9	111	697
Edmonton	56	227	1,655	48	306	1,288
Lethbridge	8	18	113	18	130	177
Medicine Hat	-	2	75	-	10	70
British Columbia						
Kamloops	2	3	16	-	-	39
Kelowna	1	14	36	2	10	42
Nanaimo	5	15	174	3	8	218
Nelson	1	3	15	-	-	11
Prince George	-	4	20	-	-	13
Prince Rupert	3	4	19	2	4	11
Trail	-	4	14	-	3	75
Vancouver	205	538	2,893	156	428	3,313
Vernon	8	3	22	1	6	11
Victoria	43	113	611	-	9	1,034

Table 4.- Monthly starts by regions

	Canada	Newfound- land	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
August	8,542	..	678	2,003	2,988	1,880	993
September	10,035	..	702	2,065	4,303	1,621	1,344
October	8,964	..	552	2,182	3,383	1,667	680
November	8,434	..	340	2,157	3,455	1,817	665
December	4,249	..	200	1,556	1,451	441	601
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	347
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,004	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039
August	9,306	283	690	2,353	3,433	1,991	556
September	10,245	439	418	2,943	4,232	1,556	657
October	9,773	140	529	2,461	4,341	1,624	678
November	6,679	362	519	1,560	2,953	866	419
December	4,134	52	88	1,107	2,314	201	372
1951 January	2,771	101	51	760	1,358	148	353

Note - Newfoundland included from January 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	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	6,583	..	414	2,007	2,352	1,011	804
August	9,109	..	566	2,154	3,614	1,772	1,003
September	7,563	..	398	1,607	2,571	2,041	946
October	9,059	..	365	2,655	3,034	2,037	968
November	8,700	..	615	2,194	3,224	1,882	785
December	6,776	..	444	1,527	2,586	1,358	861
1950 January	6,480	..	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	39	359	1,883	2,687	946	889
August	8,717	253	735	2,645	3,070	1,255	759
September	7,893	209	366	2,524	2,410	1,184	1,200
October	9,528	96	778	2,415	3,436	2,104	699
November	8,766	93	381	2,216	2,855	2,255	966
December	11,290	604	516	3,534	4,611	1,328	697
1951 January	6,950	92	310	2,371	2,660	703	814

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during January, 1951, by time under construction for Canada and the provinces.

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	6,950	872	2,637	2,651	77	634	79
Newfoundland	92	-	7	2	-	4	79
Prince Edward Island	104	29	9	52	-	14	-
Nova Scotia	108	14	63	27	1	3	-
New Brunswick	98	10	69	16	1	2	-
Quebec	2,371	166	639	1,561	1	4	-
Ontario	2,660	432	1,266	636	37	289	-
Manitoba	136	38	55	37	-	6	-
Saskatchewan	141	24	56	52	4	5	-
Alberta	426	75	196	114	1	40	-
British Columbia	814	84	277	154	32	267	-

Table 7.- Dwelling units completed during January, 1951, by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
Canada	% 100	% 13	% 38	% 39	% 1	% 9
Newfoundland	100	-	54	15	-	31
Maritime Provinces	100	17	45	31	1	6
Quebec	100	7	27	66	-	-
Ontario	100	16	48	24	1	11
Prairie Provinces	100	20	44	29	1	6
British Columbia	100	10	34	19	4	33

Table 8.- Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1950 average	7.1	6.5	6.8	6.1	7.9	6.2	9.1
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
August	6.9	..	6.5	5.8	8.4	5.1	7.6
September	5.9	..	5.9	5.4	6.4	4.8	8.0
October	6.1	..	7.4	5.5	6.5	5.2	8.2
November	6.3	..	7.1	6.5	6.3	5.2	7.3
December	6.5	..	6.2	6.0	7.3	5.3	7.5
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	3.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1
August	6.6	6.1	4.3	6.4	7.5	5.4	8.2
September	6.4	4.3	5.1	5.7	6.8	4.8	9.4
October	6.4	3.6	5.2	6.3	7.3	5.1	8.3
November	6.6	4.0	8.9	5.4	7.1	6.1	8.7
December	7.8	8.9	5.9	5.7	10.0	5.7	8.5
1951 January	7.1	8.1	5.9	6.5	6.9	6.3	10.7

Note - Newfoundland included from January 1950.

Table 9.- Completions during the first month of 1951 by type of dwelling for Canada and the provinces.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	6,950	5,023	744	-	1,166	17
Newfoundland	92	38	4	-	-	-
Prince Edward Island	104	104	-	-	-	-
Nova Scotia	108	104	-	-	4	-
New Brunswick	98	96	2	-	-	-
Quebec	2,371	881	680	-	804	6
Ontario	2,660	2,412	16	-	222	10
Manitoba	136	111	3	-	16	1
Saskatchewan	141	141	-	-	-	-
Alberta	426	363	28	-	35	-
British Columbia	314	723	6	-	35	-

Table 10.- Rental units completed during the first month of 1951 under the management of Central Mortgage & Housing Corporation.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	186	186	-	-	-	-
Newfoundland	-	-	-	-	-	-
Prince Edward Island	49	49	-	-	-	-
Nova Scotia	-	-	-	-	-	-
New Brunswick	-	-	-	-	-	-
Quebec	-	-	-	-	-	-
Ontario	16	16	-	-	-	-
Manitoba	-	-	-	-	-	-
Saskatchewan	16	16	-	-	-	-
Alberta	55	55	-	-	-	-
British Columbia	50	50	-	-	-	-

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) Types 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 a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. 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 figures 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.

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