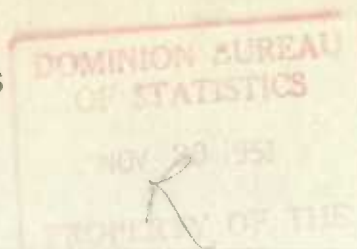




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DOMINION BUREAU OF STATISTICS
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NEW RESIDENTIAL CONSTRUCTION
January 1 to October 31, 1951

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Introduction

The statistics contained in this report 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 fewer dwelling units than were reported when construction commenced.

Definitions

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.

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.);
- (v) other - any type of dwelling which does not fall into one of the above classifications.

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.

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.

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 variance, 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.

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 on pages 16-18 of the report for January 1 to May 31, 1951 (New Residential Construction, Vol. 4., No. 5).

Table 1.- Construction of dwelling units in Canada and the provinces

	Under construction January 1	Jan. 1 to Oct. 31		Adjustments	Under construction October 31
		Started	Completed		
<u>1951</u>					
Canada	59,443	62,564	65,969	-858	55,180
Newfoundland	1,950	1,044	784	-90	2,120
Prince Edward Island	291	93	273	-1	110
Nova Scotia	2,429	1,369	1,624	+35	2,209
New Brunswick	897	874	933	-64	774
Quebec	14,859	19,103	21,068	+3	12,897
Ontario	24,215	24,753	26,111	-532	22,325
Manitoba	2,093	2,979	2,958	-109	2,005
Saskatchewan	1,060	2,097	1,518	-26	1,613
Alberta	5,803	5,117	5,074	-20	5,826
British Columbia	5,846	5,135	5,626	-54	5,301
<u>1950</u>					
Canada	59,503	81,718	68,959	- 2,245	70,017
Newfoundland	1,334	1,676	1,019	- 20	1,971
Prince Edward Island	292	329	327	+ 14	308
Nova Scotia	2,326	2,244	2,077	- 25	2,468
New Brunswick	1,274	2,181	2,192	- 6	1,257
Quebec	14,984	25,848	21,487	- 817	18,528
Ontario	23,585	28,163	23,852	- 1,249	26,647
Manitoba	2,781	3,717	3,530	- 12	2,956
Saskatchewan	1,452	2,830	1,868	- 41	2,373
Alberta	4,309	7,985	5,710	- 18	6,566
British Columbia	7,166	6,745	6,897	- 71	6,943
<u>1949</u>					
Canada	56,456	76,826	72,057	- 198	61,027
Newfoundland	-
Prince Edward Island	203	364	238	- 28	301
Nova Scotia	2,748	2,319	2,499	- 2	2,566
New Brunswick	1,069	1,800	1,319	- 1	1,549
Quebec	13,848	20,483	19,191	- 99	15,041
Ontario	21,112	29,117	25,630	- 105	24,494
Manitoba	2,632	4,328	3,817	- 83	3,060
Saskatchewan	1,853	2,897	3,040	+ 117	1,827
Alberta	5,262	7,082	7,697	- 5	4,642
British Columbia	7,729	8,436	8,626	+ 8	7,547

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

	1951			1950		
	Jan. 1 to Oct. 31		Under construction Oct. 31	Jan. 1 to Oct. 31		Under construction Oct. 31
	Started	Completed		Started	Completed	
Canada	62,564	65,969	55,180	81,718	68,959	70,017
urban	48,132	53,490	38,997	66,962	56,060	54,751
5000 or more	43,181	50,967	33,015	60,304	49,923	46,375
under 5000	4,951	2,523	5,972	6,658	6,137	8,376
rural	14,432	12,479	16,183	14,756	12,899	15,266
non-farm	10,717	9,917	12,920	11,091	10,198	11,934
farm	3,715	2,562	3,263	3,665	2,701	3,332
Newfoundland	1,044	784	2,120	1,676	1,019	1,971
urban	496	340	501	422	213	359
5000 or more	496	340	501	422	213	359
under 5000	-	-	-	-	-	-
rural	548	444	1,619	1,254	806	1,612
non-farm	548	374	1,573	1,164	768	1,404
farm	-	70	46	90	38	208
Maritime Provinces	2,336	2,830	3,093	4,754	4,596	4,033
urban	1,479	1,393	1,784	2,846	2,722	2,269
5000 or more	1,303	1,168	1,465	2,081	2,100	1,388
under 5000	176	125	319	765	622	881
rural	857	1,437	1,309	1,908	1,874	1,764
non-farm	691	1,238	920	1,431	1,207	1,213
farm	166	299	389	477	667	551
Quebec	19,103	21,068	12,897	25,848	21,467	18,528
urban	14,401	16,209	9,609	22,533	19,025	15,733
5000 or more	13,192	17,341	8,567	21,345	17,079	14,591
under 5000	1,209	868	1,042	1,184	1,946	1,142
rural	4,702	2,859	3,288	3,315	2,462	2,795
non-farm	4,037	2,488	2,986	2,864	2,161	2,369
farm	665	371	302	451	301	426
Ontario	24,753	26,111	22,325	28,163	23,852	26,647
urban	19,780	21,443	16,388	24,091	18,982	20,805
5000 or more	17,713	20,597	14,403	22,115	17,247	18,337
under 5000	2,067	846	1,985	1,976	1,742	2,468
rural	4,973	4,668	5,937	4,072	4,870	5,842
non-farm	3,707	4,071	4,768	3,139	3,909	5,039
farm	1,266	597	1,169	933	961	803

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

	1951			1950		
	Jan. 1 to Oct. 31		Under construction Oct. 31	Jan. 1 to Oct. 31		Under construction Oct. 31
	Started	Completed		Started	Completed	
Prairie Provinces	10,193	9,550	9,444	14,532	11,108	11,895
urban	7,312	7,215	6,469	11,123	9,171	9,422
5000 or more	6,605	6,729	4,909	8,851	7,855	6,632
under 5000	707	486	1,560	2,272	1,316	2,790
rural	2,881	2,335	2,975	3,409	1,937	2,473
non-farm	1,263	1,130	1,618	1,695	1,203	1,149
farm	1,618	1,205	1,357	1,714	734	1,324
British Columbia	5,135	5,626	5,301	6,745	6,897	6,943
urban	4,664	4,990	4,246	5,947	5,947	6,163
5000 or more	3,872	4,792	3,180	5,488	5,436	5,068
under 5000	792	198	1,066	459	511	1,095
rural	471	636	1,055	798	950	780
non-farm	471	636	1,055	798	950	760
farm	-	-	-	-	-	20

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

	1951			1950		
	Jan. 1 to Oct. 31		Under construction Oct. 31	Jan. 1 to Oct. 31		Under construction Oct. 31
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	36	30	23	38	26	20
Corner Brook	70	29	64	28	21	23
Grand Falls	48	21	56	55	11	44
St. John's	342	260	358	301	155	272
Prince Edward Island						
Charlottetown	38	35	28	53	36	50
Summerside	13	16	12	136	179	132
Nova Scotia						
Amherst	14	7	14	20	20	12
Halifax	638	506	984	673	570	410
New Glasgow	21	7	27	11	18	18
Springhill	11	7	8	34	40	12

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

	1951			1950		
	Jan. 1 to Oct. 31		Under construction Oct. 31	Jan. 1 to Oct. 31		Under construction Oct. 31
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	7	6	7	9	9	5
Sydney	132	268	163	373	323	356
Truro	26	42	12	42	29	28
Yarmouth	8	10	6	58	60	22
New Brunswick						
Campbellton	6	4	4	13	9	4
Edmundston	12	16	6	51	39	16
Fredericton	54	38	40	48	48	48
Moncton	196	133	93	438	414	238
Saint John	77	73	61	122	306	37
Quebec						
Asbestos	56	45	28	82	69	25
Chicoutimi	39	45	15	100	119	61
Drummondville	61	127	35	222	130	122
Granby	203	230	86	243	109	182
Grand'Mere	65	70	29	101	78	40
Hull	294	249	163	261	195	163
Joliette	46	81	27	135	145	70
Jonquiere	33	51	13	75	70	20
Kenogami	17	23	3	70	46	27
Lachute	22	45	14	71	42	13
La Tuque	16	21	19	73	56	45
Magog	63	62	17	103	66	46
Montreal	9,814	13,882	6,816	16,667	13,137	11,778
Quebec	907	826	426	891	1,158	516
Rimouski	66	103	34	151	40	140
Riviere du Loup	39	29	23	28	33	28
Rouyn	61	57	19	34	43	67
St. Hyacinthe	88	120	37	148	105	98
St. Jean	162	149	121	158	142	131
St. Jerome	115	126	77	130	144	97
St. Joseph d'Alma	31	27	10	74	81	42
St. Joseph de Grantham	37	33	11	25	15	10
Shawinigan Falls	42	62	16	127	83	54
Sherbrooke	237	208	113	397	376	167
Sorel	120	40	97	37	11	33
Thetford Mines	73	59	38	100	72	47
Trois Rivieres	274	311	175	567	353	372
Valleyfield	156	182	86	175	82	138
Victoriaville	55	78	19	104	79	59

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

	1951			1950		
	Jan. 1 to Oct. 31		Under construction Oct. 31	Jan. 1 to Oct. 31		Under construction Oct. 31
	Started	Completed		Started	Completed	
Ontario						
Barrie	87	69	65	111	145	67
Belleville	30	49	36	106	214	152
Brampton	97	75	78	42	30	45
Brantford	260	268	207	394	441	244
Brockville	22	19	18	47	57	25
Chatham	88	74	83	131	173	83
Cobourg	23	31	22	27	23	28
Collingwood	13	7	10	17	27	16
Cornwall	85	123	59	151	119	93
Dundas	25	49	21	63	29	58
Fort Erie	18	25	11	31	22	20
Fort Frances	20	19	11	24	54	15
Fort William	82	62	75	117	188	101
Galt	75	85	42	101	160	70
Guelph	73	87	42	110	126	83
Hamilton	993	1,559	714	1,602	1,072	1,514
Hawkesbury	73	39	47	20	19	12
Ingersoll	13	27	16	34	24	28
Kenora	16	7	16	-	-	26
Kingston	149	156	102	232	209	110
Kitchener	508	565	336	640	624	504
Leamington	20	20	17	25	34	16
Lindsay	24	29	13	19	28	20
London	918	1,093	910	1,252	1,120	1,079
Midland	21	9	16	21	25	10
Niagara Falls	87	87	39	74	128	73
North Bay	100	70	57	76	58	54
Orillia	41	41	29	60	53	35
Oshawa	396	281	246	251	133	225
Ottawa	1,594	1,910	1,263	2,660	1,541	1,803
Owen Sound	48	49	34	50	30	44
Farry Sound	13	11	12	27	14	20
Pembroke	73	85	54	105	69	73
Peterborough	185	238	125	284	343	197
Port Arthur	122	89	95	147	186	103
Port Colborne	48	31	42	44	20	38
Port Hope	27	28	28	28	45	34
Preston	29	41	18	40	19	30
Renfrew	46	34	30	36	23	22
St. Catharines	107	146	81	208	214	162
St. Thomas	49	15	48	25	49	25
Sarnia	432	323	316	104	82	161
Sault Ste. Marie	452	288	261	410	253	283
Simcoe	48	53	25	25	17	30

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

	1951					
	Jan. 1 to Oct. 31		Under construction Oct. 31	Jan. 1 to Oct. 31		Under construction Oct. 31
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	27	23	27	57	48	22
Stratford	25	39	15	47	88	49
Sudbury	246	229	217	303	193	262
Thorold	52	34	45	33	32	26
Timmins	4	7	3	18	19	27
Toronto	8,846	10,818	7,756	10,020	7,257	9,007
Trenton	15	22	13	384	119	289
Welland	64	61	50	81	84	50
Whitby	75	63	37	53	37	33
Windsor	636	855	397	1,041	1,054	650
Woodstock	93	80	73	105	69	91
Manitoba						
Brandon	254	235	55	191	165	51
Portage la Prairie	39	41	17	27	48	41
Winnipeg	1,630	1,722	1,178	2,273	2,443	1,856
Saskatchewan						
Moose Jaw	77	48	54	57	46	64
North Battleford	26	11	25	34	28	24
Prince Albert	71	54	53	94	122	77
Regina	270	288	210	482	440	403
Saskatoon	392	261	338	423	347	301
Swift Current	22	18	25	23	24	27
Weyburn	18	14	10	11	11	7
Yorkton	71	44	56	58	25	50
Alberta						
Calgary	1,333	1,741	731	1,905	1,608	1,112
Edmonton	2,125	1,940	2,005	2,877	2,050	2,370
Lethbridge	208	240	86	284	396	162
Medicine Hat	69	72	66	112	102	87
British Columbia						
Kamloops	19	14	19	34	49	23
Kelowna	35	65	19	117	87	72
Nanaimo	92	128	148	125	148	200
Nelson	9	17	10	29	20	20
Prince George	58	33	47	32	18	27
Prince Rupert	65	13	72	18	10	19
Trail	53	32	37	60	86	17
Vancouver	3,022	3,736	2,366	4,224	4,073	3,837
Vernon	29	30	15	43	31	25
Victoria	490	724	447	706	514	828

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 - Total	90,194	..	5,712	24,982	29,976	17,891	11,633
1949 - Total	89,509	..	5,023	24,196	34,023	16,565	9,702
1950 - Total	92,531	2,090	5,361	28,515	33,430	15,599	7,536
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	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,044	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
February	2,966	20	113	839	1,481	137	376
March	4,064	33	117	1,323	2,007	204	380
April	7,451	40	290	2,251	3,026	1,265	579
May	11,699	120	460	3,932	4,370	2,010	807
June	9,514	78	199	2,611	3,958	2,013	655
July	6,123	66	260	1,981	2,342	1,106	368
August	7,461	353	388	2,344	2,383	1,656	337
September	5,538	89	215	1,532	1,751	926	1,025
October	4,977	144	243	1,530	2,077	728	255
November							
December							

Note - Newfoundland included from January 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 - Total	76,097	..	4,809	20,171	26,391	13,995	10,731
1949 - Total	87,533	..	5,115	22,912	31,440	17,794	10,272
1950 - Total	89,015	1,716	5,493	27,237	31,318	14,691	8,560
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	89	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
February	6,712	119	393	2,367	2,550	729	554
March	5,859	9	170	1,874	2,677	555	574
April	5,688	51	235	1,644	2,727	576	455
May	6,876	138	260	1,797	2,971	1,173	537
June	6,609	60	274	1,433	3,377	896	569
July	4,926	46	209	1,688	1,622	903	458
August	7,183	123	383	2,312	2,591	1,276	498
September	7,002	71	186	2,562	2,459	1,194	530
October	8,164	75	410	3,020	2,477	1,545	637
November							
December							

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during October, 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	8,164	1,410	4,352	1,015	760	609	18
Newfoundland	75	23	19	4	25	4	-
Prince Edward Island	22	-	21	-	-	1	-
Nova Scotia	202	28	99	32	31	12	-
New Brunswick	186	108	69	4	1	4	-
Quebec	3,020	488	1,721	502	192	117	-
Ontario	2,477	287	1,238	403	292	239	18
Manitoba	585	235	273	3	51	23	-
Saskatchewan	354	118	200	1	19	16	-
Alberta	606	32	443	4	81	46	-
British Columbia	637	91	269	62	68	147	-

Table 7.- Dwelling units completed during October, 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	17	54	13	9	7
Newfoundland	100	31	26	5	33	5
Maritime Provinces	100	33	46	9	8	4
Quebec	100	16	57	17	6	4
Ontario	100	12	50	16	12	10
Prairie Provinces	100	25	59	1	10	5
British Columbia	100	14	42	10	11	23

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
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	8.5	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
February	8.0	4.9	7.0	6.8	9.0	8.3	9.3
March	8.1	5.6	7.8	6.7	8.1	8.5	12.1
April	7.6	9.7	13.3	7.2	6.8	8.5	9.7
May	8.5	8.0	12.5	8.2	8.1	8.9	9.5
June	7.7	6.1	7.8	7.1	7.7	7.8	9.0
July	6.8	2.9	5.6	6.1	7.6	6.2	8.0
August	7.2	6.3	8.4	5.6	7.9	7.4	8.7
September	6.5	7.1	5.9	6.0	7.1	5.7	8.4
October	6.3	7.0	4.9	5.9	6.9	5.5	9.1
November							
December							

Note - Newfoundland included from January 1950.

Table 9.- Completions during the first ten months 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	65,969	48,814	6,562	519	9,826	248
Newfoundland	784	769	6	-	7	2
Prince Edward Island	273	271	-	2	-	-
Nova Scotia	1,624	1,581	-	-	43	-
New Brunswick	933	918	10	-	5	-
Quebec	21,068	9,586	5,946	23	5,445	68
Ontario	26,111	22,080	252	494	3,199	86
Manitoba	2,958	2,746	52	-	148	12
Saskatchewan	1,518	1,437	2	-	3	76
Alberta	5,074	4,432	186	-	456	-
British Columbia	5,626	4,994	108	-	520	4

Table 10.- Rental units completed during the first ten months of 1951 under the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	2,878	2,878	-	-	-	-
Newfoundland	56	56	-	-	-	-
Prince Edward Island	96	96	-	-	-	-
Nova Scotia	155	155	-	-	-	-
New Brunswick	86	86	-	-	-	-
Quebec	217	217	-	-	-	-
Ontario	1,049	1,049	-	-	-	-
Manitoba	207	207	-	-	-	-
Saskatchewan	93	93	-	-	-	-
Alberta	394	394	-	-	-	-
British Columbia	525	525	-	-	-	-

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