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DOMINION BUREAU
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NEW RESIDENTIAL CONSTRUCTION
January 1 to November 30, 1951

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Introduction

The statistics contained in this report are the results of a nationwide 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 wall;
- (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 Nov. 30		Adjustments	Under construction November 30
		Started	Completed		
<u>1951</u>					
Canada	59,443	66,362	74,811	-545	50,449
Newfoundland	1,950	1,079	887	-44	2,098
Prince Edward Island	291	95	285	-1	100
Nova Scotia	2,429	1,443	1,761	+32	2,143
New Brunswick	897	889	1,047	-66	673
Quebec	14,859	20,388	24,372	+225	11,100
Ontario	24,215	26,391	29,202	-522	20,882
Manitoba	2,093	3,156	3,612	-115	1,522
Saskatchewan	1,060	2,142	1,757	+1	1,446
Alberta	5,803	5,359	5,631	+3	5,534
British Columbia	5,846	5,420	6,257	-58	4,951
<u>1950</u>					
Canada	59,503	88,397	77,725	-2,396	67,779
Newfoundland	1,334	2,038	1,112	- 20	2,240
Prince Edward Island	292	332	337	+ 14	301
Nova Scotia	2,326	2,628	2,366	- 26	2,562
New Brunswick	1,274	2,313	2,274	- 23	1,290
Quebec	14,984	27,408	23,703	- 838	17,851
Ontario	23,585	31,116	26,707	-1,348	26,646
Manitoba	2,781	4,023	4,248	- 22	2,534
Saskatchewan	1,452	2,899	2,385	- 41	1,925
Alberta	4,309	8,476	6,730	- 18	6,037
Brisith Columbia	7,166	7,164	7,863	- 74	6,393
<u>1949</u>					
Canada	56,456	85,260	80,757	- 210	60,749
Newfoundland
Prince Edward Island	203	368	252	- 28	291
Nova Scotia	2,748	2,518	2,722	- 2	2,542
New Brunswick	1,069	1,937	1,697	- 5	1,304
Quebec	13,848	22,640	21,385	- 98	15,005
Ontario	21,112	32,572	28,854	- 108	24,722
Manitoba	2,632	4,967	4,449	- 83	3,067
Saskatchewan	1,853	3,027	3,307	+ 114	1,687
Alberta	5,262	8,130	8,680	- 7	4,705
British Columbia	7,729	9,101	9,411	+ 7	7,426

Note - Newfoundland included only in 1950.

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

	1951			1950		
	Jan. 1 to Nov. 30		Under construction Nov. 30	Jan. 1 to Nov. 30		Under construction Nov. 30
	Started	Completed		Started	Completed	
Canada	66,362	74,811	50,449	88,397	77,725	67,779
urban	50,952	60,123	35,330	72,359	62,556	53,501
5000 or more	45,805	56,813	29,809	65,196	55,592	45,447
under 5000	5,147	3,310	5,521	7,163	6,964	8,054
rural	15,410	14,688	15,119	16,038	15,169	14,278
non-farm	11,390	11,318	12,286	12,043	11,611	11,473
farm	4,020	3,370	2,833	3,995	3,558	2,805
Newfoundland	1,079	887	2,098	2,038	1,112	2,240
urban	520	386	479	506	242	414
5000 or more	520	386	479	506	242	414
under 5000	-	-	-	-	-	-
rural	559	501	1,619	1,532	870	1,826
non-farm	559	431	1,573	1,442	830	1,620
farm	-	70	46	90	40	206
Maritime Provinces	2,427	3,093	2,916	5,273	4,977	4,153
urban	1,570	1,447	1,716	3,208	2,989	2,346
5000 or more	1,394	1,322	1,397	2,194	2,329	1,254
under 5000	176	125	319	1,014	660	1,092
rural	857	1,646	1,200	2,065	1,988	1,807
non-farm	691	1,347	811	1,545	1,287	1,247
farm	166	299	389	520	701	560
Quebec	20,388	24,372	11,100	27,408	23,703	17,851
urban	15,384	20,518	8,429	23,923	20,422	15,705
5000 or more	14,175	19,313	7,584	22,707	18,476	14,531
under 5000	1,209	1,205	845	1,216	1,946	1,174
rural	5,004	3,854	2,671	3,485	3,281	2,146
non-farm	4,203	3,295	2,373	3,034	2,886	1,814
farm	801	559	298	451	395	332
Ontario	26,391	29,202	20,882	31,116	26,707	26,646
urban	20,869	24,207	14,723	26,594	21,363	20,828
5000 or more	18,733	23,109	12,921	24,559	19,285	18,639
under 5000	2,136	1,098	1,802	2,035	2,078	2,189
rural	5,522	4,995	6,159	4,522	5,344	5,818
non-farm	4,187	4,221	5,098	3,505	4,236	5,078
farm	1,335	774	1,061	1,017	1,108	740

Note - Newfoundland included only in 1950.

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

	1951			1950		
	Jan. 1 to Nov. 30		Under construction Nov. 30	Jan. 1 to Nov. 30		Under construction Nov. 30
	Started	Completed		Started	Completed	
Prairie Provinces	10,657	11,000	8,502	15,398	13,363	10,496
urban	7,660	7,967	6,064	11,762	10,741	8,481
5000 or more	6,925	7,481	4,476	9,460	9,170	5,916
under 5000	735	486	1,588	2,302	1,571	2,565
rural	2,997	3,033	2,438	3,636	2,622	2,015
non-farm	1,279	1,365	1,399	1,719	1,308	1,068
farm	1,718	1,668	1,039	1,917	1,314	947
British Columbia	5,420	6,257	4,951	7,164	7,863	6,393
urban	4,949	5,598	3,919	6,366	6,799	5,727
5000 or more	4,058	5,202	2,952	5,770	6,090	4,693
under 5000	891	396	967	596	709	1,034
rural	471	659	1,032	798	1,064	666
non-farm	471	659	1,032	798	1,064	646
farm	-	-	-	-	-	20

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

	1951			1950		
	Jan. 1 to Nov. 30		Under construction Nov. 30	Jan. 1 to Nov. 30		Under construction Nov. 30
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	36	33	20	38	28	18
Corner Brook	70	35	58	28	21	23
Grand Falls	48	28	49	55	20	35
St. John's	366	290	352	385	173	338
Prince Edward Island						
Charlottetown	38	44	19	53	37	49
Summerside	15	19	11	139	188	126
Nova Scotia						
Amherst	14	9	12	20	20	12
Halifax	705	583	971	739	645	401
New Glasgow	22	12	23	12	19	18
Springhill	11	10	5	34	47	5

(1) Metropolitan area - see last paragraph, Page 2.

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

	1951			1950		
	Jan. 1 to Nov. 30		Under construction Nov. 30	Jan. 1 to Nov. 30		Under construction Nov. 30
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	7	8	5	9	9	5
Sydney	184	288	145	386	364	328
Truro	28	46	10	46	33	28
Yarmouth	10	11	7	59	73	9
New Brunswick						
Campbellton	6	5	3	13	9	4
Edmundston	12	16	6	51	39	16
Fredericton	57	48	33	53	62	39
Moncton	200	140	88	452	460	189
Saint John	85	83	59	128	324	25
Quebec						
Asbestos	57	46	28	84	75	21
Chicoutimi	44	49	16	103	141	41
Drummondville	63	136	28	223	139	114
Granby	206	249	70	257	161	137
Grand'Mere	68	81	21	111	83	44
Hull	319	283	154	326	226	197
Joliette	46	90	18	137	151	66
Jonquiere	35	56	10	97	81	31
Kenogami	19	23	5	70	58	15
Lachute	23	50	10	72	42	14
La Tuque	19	25	18	78	73	31
Magog	63	67	12	106	71	44
Montreal	10,582	15,343	6,127	17,715	14,061	11,892
Quebec	949	979	315	990	1,222	551
Rimouski	75	111	35	151	40	140
Riviere du Loup	43	37	19	28	33	28
Rouyn	61	68	10	34	53	57
St. Hyacinthe	93	124	38	152	124	83
St. Jean	172	195	85	167	159	123
St. Jerome	146	154	80	142	151	102
St. Joseph d'Alma	35	31	10	74	92	31
St. Joseph (Drummond)	38	35	10	25	15	10
Shawinigan Falls	48	68	16	142	83	69
Sherbrooke	247	250	81	407	428	125
Sorel	125	53	89	38	20	25
Thetford Mines	77	74	27	100	86	33
Trois Rivieres	293	351	154	589	412	335
Valleyfield	167	204	75	183	99	129
Victoriaville	62	81	23	106	97	43

(1) Metropolitan area - see last paragraph, Page 2.

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

	1951			1950		
	Jan. 1 to Nov. 30		Under construction Nov. 30	Jan. 1 to Nov. 30		Under construction Nov. 30
	Started	Completed		Started	Completed	
Ontario						
Barrie	95	84	58	120	159	62
Belleville	33	51	37	125	232	153
Brampton	97	84	69	66	39	60
Brantford	285	316	184	429	465	255
Brockville	24	21	18	52	62	25
Chatham	98	92	75	136	184	77
Cobourg	28	34	24	34	25	33
Collingwood	16	8	12	17	32	11
Cornwall	87	124	60	168	129	100
Dundas	29	53	21	71	32	63
Fort Erie	18	27	9	32	25	18
Fort Frances	20	19	11	24	59	10
Fort William	82	78	59	119	204	87
Galt	92	99	45	108	167	70
Guelph	86	101	41	125	136	88
Hamilton	1,097	1,684	693	1,725	1,312	1,397
Hawkesbury	74	42	45	25	22	14
Ingersoll	16	29	17	39	26	31
Kenora	16	7	16	32	-	58
Kingston	164	169	104	241	223	105
Kitchener	585	623	355	698	663	523
Leamington	23	26	14	27	36	16
Lindsay	24	31	10	19	28	20
London	965	1,183	866	1,396	1,240	1,099
Midland	21	14	11	22	28	8
Niagara Falls	90	88	41	75	130	69
North Bay	112	83	56	76	62	50
Orillia	44	48	25	72	71	29
Oshawa	412	313	230	267	163	211
Ottawa	1,673	2,094	1,158	2,829	1,740	1,773
Owen Sound	48	57	26	50	37	37
Parry Sound	13	13	10	28	16	19
Pembroke	74	90	50	115	83	69
Peterborough	200	265	113	318	361	213
Port Arthur	133	98	97	149	208	83
Port Colborne	49	33	41	47	29	32
Port Hope	31	33	27	31	52	30
Preston	34	44	20	42	19	32
Renfrew	46	38	26	43	30	22
St. Catharines	119	155	84	220	233	77
St. Thomas	93	16	91	27	51	25
Sarnia	450	379	288	109	92	152
Sault Ste. Marie	455	363	189	435	318	243
Simcoe	51	59	22	30	23	29

(1) Metropolitan area - see last paragraph, Page 2.

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

	1951			1950		
	Jan. 1 to Nov. 30		Under construction Nov. 30	Jan. 1 to Nov. 30		Under construction Nov. 30
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	27	25	25	59	48	24
Stratford	27	46	10	47	97	38
Sudbury	246	290	156	344	218	270
Thorold	53	36	44	36	32	27
Timmins	4	7	3	18	22	24
Toronto	9,227	12,275	6,683	11,512	8,095	9,661
Trenton	16	23	13	386	147	263
Welland	66	69	45	84	92	45
Whitby	75	69	31	58	41	34
Windsor	692	904	402	1,089	1,152	600
Woodstock	98	97	61	113	95	73
Manitoba						
Brandon	264	283	17	216	191	50
Portage la Prairie	41	46	13	27	48	41
Winnipeg	1,744	1,948	1,061	2,428	2,827	1,617
Saskatchewan						
Moose Jaw	79	56	48	60	57	56
North Battleford	27	15	22	34	28	24
Prince Albert	71	66	40	98	134	69
Regina	283	312	199	495	514	342
Saskatoon	403	316	298	445	425	245
Swift Current	22	18	25	25	27	26
Weyburn	18	14	10	12	13	6
Yorkton	73	60	42	58	30	45
Alberta						
Calgary	1,400	1,804	737	2,098	1,754	1,159
Edmonton	2,208	2,216	1,812	3,048	2,595	1,996
Lethbridge	220	250	88	297	419	152
Medicine Hat	72	77	64	119	108	88
British Columbia						
Kamloops	19	15	18	37	51	24
Kelowna	39	67	21	119	96	64
Nanaimo	100	137	147	137	163	197
Nelson	9	17	10	29	20	19
Prince George	62	39	45	32	20	25
Prince Rupert	65	13	72	18	10	19
Trail	54	43	27	64	89	17
Vancouver	3,155	4,043	2,188	4,523	4,595	3,514
Vernon	31	33	14	43	35	21
Victoria	524	795	410	768	1,011	793

(1) Metropolitan area - see last paragraph, Page 2.

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	472
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	3,798	35	91	1,285	1,638	464	285
December							

Note - Newfoundland included from January 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maratime 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	8,842	103	263	3,304	3,091	1,450	631
December							

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during Nov. 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	8,842	1,662	4,009	1,466	278	1,378	49
Newfoundland	103	28	22	-	1	6	46
Prince Edward Island	12	4	7	-	-	1	
Nova Scotia	137	36	65	29	3	4	
New Brunswick	114	89	14	10	-	1	
Quebec	3,304	436	1,534	504	18	812	
Ontario	3,091	387	1,553	708	220	220	3
Manitoba	654	312	291	30	7	14	
Saskatchewan	239	63	98	5	2	71	
Alberta	557	143	245	119	11	39	
British Columbia	631	164	180	61	16	210	

Table 7.- Dwelling units completed during November, 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	19	45	17	3	16
Newfoundland	100	49	39	-	2	10
Maritime Provinces	100	49	33	15	1	2
Quebec	100	13	46	15	1	25
Ontario	100	13	50	23	7	7
Prairie Provinces	100	36	44	11	1	8
British Columbia	100	26	28	10	3	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
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	7.1	5.0	4.5	8.3	6.6	5.3	9.2
December							

Note - Newfoundland included from January 1950.

Table 9.- Completions during the first eleven 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	74,811	55,800	7,038	526	11,196	251
Newfoundland	887	872	6	-	7	2
Prince Edward Island	285	283	-	2	-	-
Nova Scotia	1,761	1,713	-	-	48	-
New Brunswick	1,047	1,032	10	-	5	-
Quebec	24,372	11,646	6,368	23	6,267	68
Ontario	29,202	24,667	280	501	3,666	88
Manitoba	3,612	3,360	60	-	179	13
Saskatchewan	1,757	1,671	2	-	8	76
Alberta	5,631	4,967	196	-	468	-
British Columbia	6,257	5,589	116	-	548	4

Table 10.- Rental units completed during the first eleven 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	2,977	2,977	-	-	-	-
Newfoundland	56	56	-	-	-	-
Prince Edward Island	96	96	-	-	-	-
Nova Scotia	155	155	-	-	-	-
New Brunswick	86	86	-	-	-	-
Quebec	261	261	-	-	-	-
Ontario	1,071	1,071	-	-	-	-
Manitoba	207	207	-	-	-	-
Saskatchewan	93	93	-	-	-	-
Alberta	404	404	-	-	-	-
British Columbia	548	548	-	-	-	-

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