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## HOUSING BULLETIN NO. 4

CONSTRUCTION OF DWELLING UNITS IN CANADA  
FROM JANUARY 1 TO MAY 31, 1948

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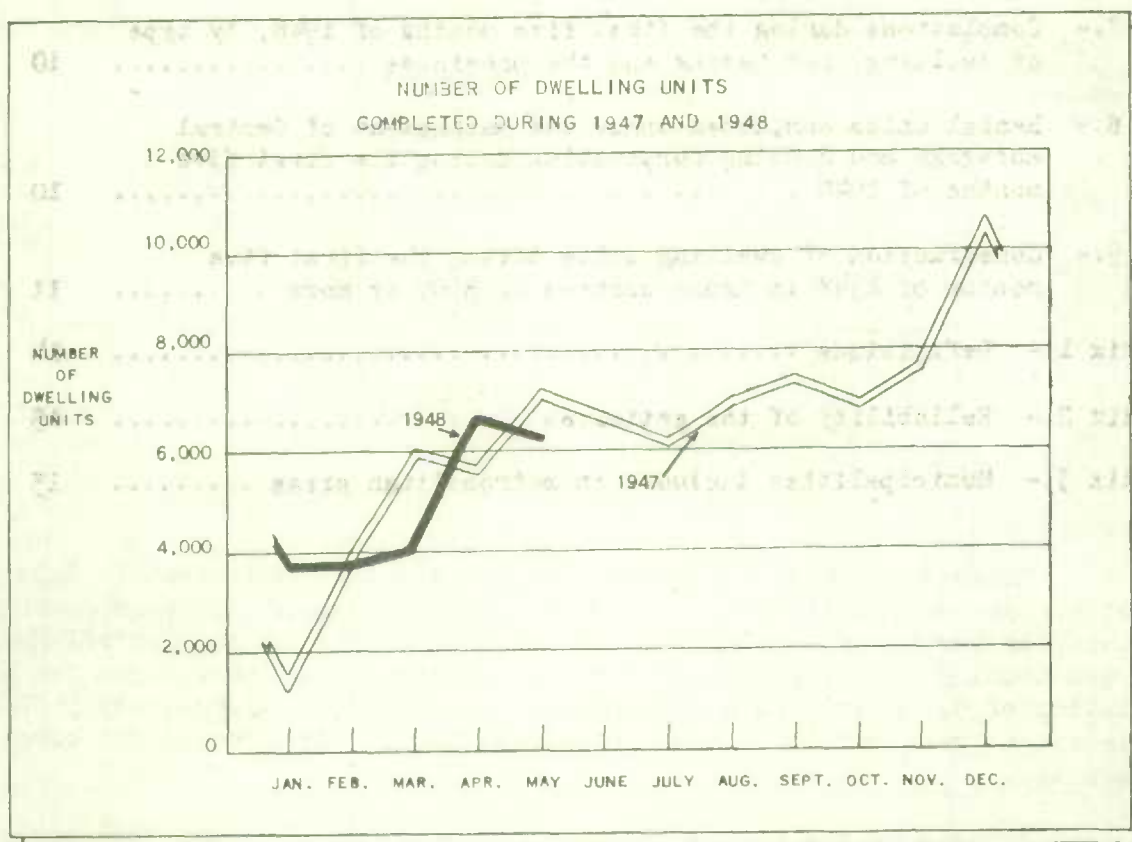
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HOUSING BULLETIN NO. 4

The number of dwelling units completed in Canada in the first five months of 1948 is estimated at 24,582 with 6,284 of these being completed during the month of May. During the same five months construction was commenced on an estimated total of 26,359 dwelling units. Complete data for 1947 are not available. However, estimates of residential construction in 1947 have been made and, based on these estimates, completions in the first five months of 1948 amount to only slightly more than in 1947 while starts are about 15% higher. The following chart shows the completions in the first five months of 1948 compared with the completions in 1947.



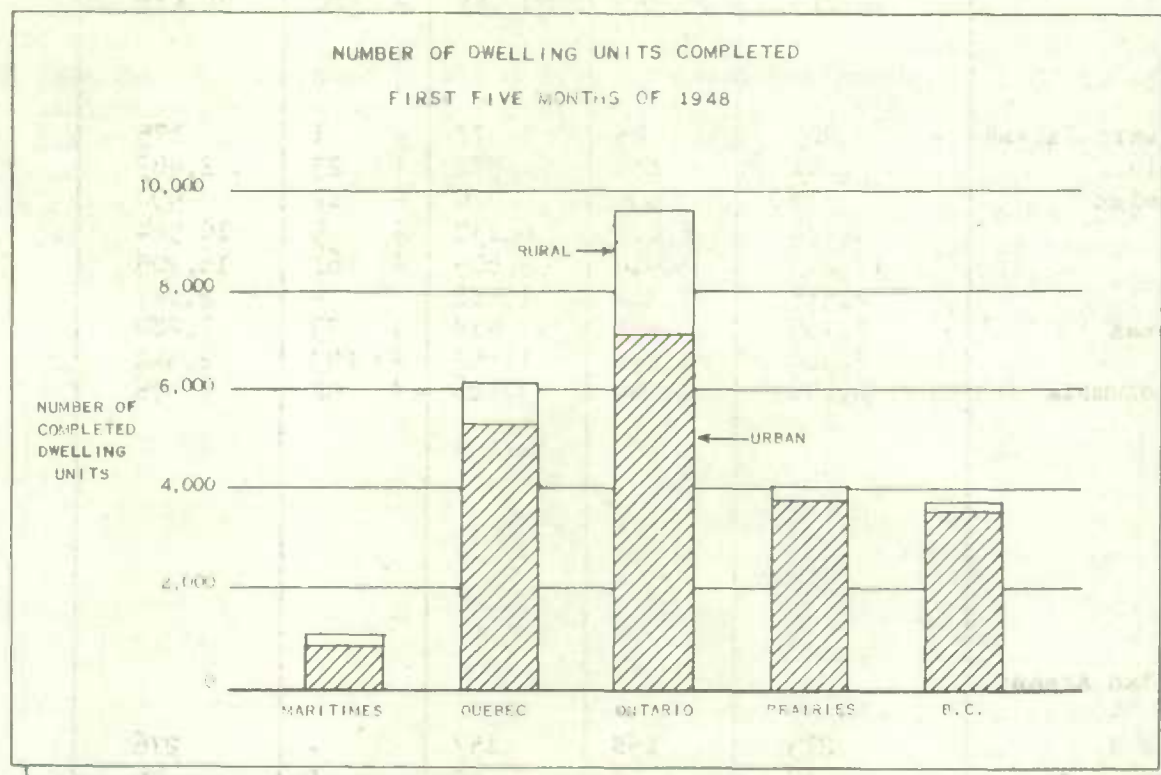
The average length of time required to build the dwelling units completed in May was about 7.2 months and most of the dwellings being completed



were started last year. It will not be until the fall that completions will reflect the high level of starts which has been maintained for the last two months.

It is estimated from the types of dwellings being constructed that 32% of the dwellings units completed in the five months of 1948 are for rental purposes while the remainder will be owner occupied.

The distribution between urban construction (including all of the metropolitan areas) and rural construction is shown for each region on the following chart.



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 cooperation 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 five months of 1948

	Under construction January 1	Jan. 1 to May 31		Adjust- ments	Under construction May 31
		Started	Completed		
CANADA	42,215	26,359	24,582	+ 580	44,572
Provinces:					
Prince Edward Island	209	45	78	- 1	175
Nova Scotia	2,161	856	571	+ 23	2,469
New Brunswick	736	690	424	- 12	990
Quebec	9,076	8,015	6,132	+ 5	10,964
Ontario	17,243	8,410	9,609	+ 161	16,205
Manitoba	2,315	1,314	1,482	-	2,147
Saskatchewan	1,469	654	918	+ 79	1,284
Alberta	2,310	1,631	1,642	+ 243	2,542
British Columbia	6,696	4,744	3,726	+ 82	7,796
Metropolitan Areas:					
Halifax, N.S.	275	158	157	-	276
Saint John, N.B.	82	24	65	- 1	40
Montreal, Que.	4,434	4,255	2,823	+ 6	5,872
Quebec, Que.	816	183	449	-	550
Hamilton, Ont.	887	332	423	+ 33	829
London, Ont.	543	318	413	- 3	445
Ottawa, Ont.	973	537	474	- 8	1,028
Toronto, Ont.	3,467	1,458	1,545	- 1	3,379
Windsor, Ont.	535	102	171	-	466
Winnipeg, Man.	2,100	602	1,272	-	1,430
Vancouver, B.C.	4,365	2,972	2,545	+ 7	4,799
Victoria, B.C.	1,002	436	549	-	889

Table 2.- Construction of dwelling units in rural and urban areas,  
by regions, during the first five months of 1948

	Under construction January 1	Jan. 1 to May 31		Adjust- ments	Under construction May 31
		Started	Completed		
Canada	42,215	26,359	24,582	† 580	44,572
urban	34,716	19,267	20,657	† 288	33,614
5000 or more	29,510	16,279	17,409	† 3	28,383
under 5000	5,206	2,988	3,248	† 285	5,231
rural	7,499	7,092	3,925	† 292	10,958
non-farm	6,314	5,182	3,156	- 1	8,339
farm	1,185	1,910	769	† 293	2,619
Maritime Provinces	3,106	1,591	1,073	† 10	3,634
urban	1,836	543	868	- 13	1,498
5000 or more	1,433	428	664	- 13	1,184
under 5000	403	115	204	-	314
rural	1,270	1,048	205	† 23	2,136
non-farm	991	722	191	† 23	1,545
farm	279	326	14	-	591
Quebec	9,076	8,015	6,132	† 5	10,964
urban	7,866	6,593	5,290	† 83	9,252
5000 or more	6,324	5,642	4,188	† 7	7,785
under 5000	1,542	951	1,102	† 76	1,467
rural	1,210	1,422	842	- 78	1,712
non-farm	984	1,062	700	- 78	1,268
farm	226	360	142	-	444
Ontario	17,243	8,410	9,609	† 161	16,205
urban	12,857	5,538	7,146	† 38	11,287
5000 or more	10,847	4,657	5,848	† 17	9,673
under 5000	2,010	881	1,298	† 21	1,614
rural	4,386	2,872	2,463	† 123	4,918
non-farm	3,795	2,277	2,031	† 54	4,095
farm	591	595	432	† 69	823
Prairie Provinces	6,094	3,599	4,042	† 322	5,973
urban	5,879	2,457	3,779	† 98	4,655
5000 or more	4,966	1,802	3,275	- 14	3,479
under 5000	913	655	504	† 112	1,176
rural	215	1,142	263	† 224	1,318
non-farm	126	513	82	-	557
farm	89	629	181	† 224	761
British Columbia	6,696	4,744	3,726	† 82	7,796
urban	6,278	4,136	3,574	† 82	6,922
5000 or more	5,940	3,750	3,434	† 6	6,262
under 5000	338	386	140	† 76	660
rural	418	608	152	-	874
non-farm	418	608	152	-	874
farm	-	-	-	-	-



Table 3.- Monthly starts and completions, first five months of 1948, Canada and the provinces

	STARTS				
	Jan.	Feb.	Mar.	Apr.	May
CANADA	1675	1894	3109	8274	11,407
Provinces:					
Prince Edward Island	-	-	-	15	30
Nova Scotia	42	12	37	326	439
New Brunswick	11	-	3	146	530
Quebec	251	590	1355	2800	3,019
Ontario	610	397	796	2845	3,762
Manitoba	51	21	53	231	958
Saskatchewan	48	21	9	116	460
Alberta	80	98	72	244	1,137
British Columbia	582	755	784	1551	1,072

	COMPLETIONS				
	Jan.	Feb.	Mar.	Apr.	May
CANADA	3736	3778	4055	6729	6,284
Provinces:					
Prince Edward Island	9	-	27	36	6
Nova Scotia	64	105	82	129	191
New Brunswick	91	69	49	112	103
Quebec	564	798	1525	1978	1,267
Ontario	1534	1451	1113	2708	2,803
Manitoba	196	230	229	324	503
Saskatchewan	154	106	129	233	296
Alberta	260	340	255	361	426
British Columbia	864	679	646	848	689



Table 4.- Monthly completions during the first five months of 1948  
by average length of time under construction  
by provinces and metropolitan areas

	Average Time under Construction				
	Completed in Jan.	Completed in Feb.	Completed in Mar.	Completed in Apr.	Completed in May
	months	months	months	months	months
CANADA	7.3	7.1	7.5	7.7	7.2
Provinces:					
Prince Edward Island	7.3	-*	8.6	8.8	7.8
Nova Scotia	8.2	8.7	10.7	8.7	6.9
New Brunswick	6.1	7.3	8.8	7.1	4.9
Quebec	7.3	5.9	6.9	7.2	7.1
Ontario	7.1	6.9	7.3	7.4	6.7
Manitoba	6.0	7.0	7.5	8.7	8.2
Saskatchewan	7.4	7.6	7.6	8.7	7.9
Alberta	6.8	7.1	7.6	8.0	8.2
British Columbia	8.1	8.2	8.3	8.3	8.1
Metropolitan Areas:					
Halifax, N.S.	6.6	6.6	9.0	8.5	7.1
Saint John, N.B.	2.8	6.4	8.2	6.3	8.0
Montreal, Que.	8.0	5.8	7.6	7.6	7.5
Quebec, Que.	7.3	7.4	6.4	5.9	7.9
Hamilton, Ont.	8.2	9.1	8.8	8.3	8.8
London, Ont.	9.4	6.6	6.8	7.0	6.7
Ottawa, Ont.	7.7	6.6	7.2	7.2	8.5
Toronto, Ont.	7.2	6.9	7.9	7.5	10.0
Windsor, Ont.	6.9	6.5	7.2	5.0	7.3
Winnipeg, Man.	6.2	7.6	7.6	8.8	8.9
Vancouver, B.C.	8.2	8.3	8.4	8.3	8.3
Victoria, B.C.	8.8	9.0	8.8	8.8	7.6

\* no completions

Table 5.- Dwelling units completed during May by time under construction  
for Canada, the provinces and metropolitan areas

	Total	months				1 year or more	unknown
		1-3	4-6	7-9	10-12		
CANADA	6,284	834	1588	2053	1240	443	126
Provinces:							
Prince Edward Island	6	-	2	2	2	-	-
Nova Scotia	191	40	18	19	34	12	68
New Brunswick	103	43	14	34	10	2	-
Quebec	1267	122	327	641	144	33	-
Ontario	2803	443	901	731	400	270	58
Manitoba	503	49	34	218	189	13	-
Saskatchewan	296	13	67	134	71	11	-
Alberta	426	14	93	138	170	11	-
British Columbia	689	110	132	136	220	91	-
Metropolitan Areas:							
Halifax, N.S.	41	5	12	14	8	2	-
Saint John, N.B.	27	-	10	9	6	2	-
Montreal, Que.	854	36	213	468	105	32	-
Quebec, Que.	164	-	43	92	29	-	-
Hamilton, Ont.	135	-	14	75	43	3	-
London, Ont.	70	3	27	33	6	1	-
Ottawa, Ont.	34	4	5	64	15	6	-
Toronto, Ont.	488	10	87	142	81	167	1
Windsor, Ont.	65	-	40	11	10	2	2
Winnipeg, Man.	418	5	34	177	189	13	-
Vancouver, B.C.	523	71	106	110	161	75	-
Victoria, B.C.	60	16	7	14	12	11	-

Table 6 - Completions during the first five months of 1948  
by length of time under construction\*

	Total	months				1 year or more
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
CANADA	100	7	28	40	17	8
Provinces:						
Maritimes	100	12	23	39	13	13
Quebec	100	8	36	45	8	3
Ontario	100	7	32	39	13	9
Prairies	100	4	19	47	27	3
British Columbia	100	8	20	27	31	14

\* Dwellings for which the length of time under construction is unknown have been omitted from the calculation of percentages.

Table 7.- Completions during the first five months of 1948  
by type of dwelling, for Canada and the Provinces

	total	one-family detached	two-family detached	row or terrace	apartment or flat	other
CANADA	24,582	19,965	1,174	330	3,055	58
Provinces:						
Prince Edward Island	78	78	-	-	-	-
Nova Scotia	571	571	-	-	-	-
New Brunswick	424	410	10	-	3	1
Quebec	6,132	2,732	972	279	2,103	46
Ontario	9,609	8,909	126	51	513	10
Manitoba	1,482	1,348	24	-	110	-
Saskatchewan	918	910	-	-	8	-
Alberta	1,642	1,553	14	-	75	-
British Columbia	3,726	3,454	28	-	243	1

Table 8.- Rental units completed under the management of  
Central Mortgage and Housing Corporation  
during the first five months of 1948\*

	total	single dwellings	apartments or flats	other
CANADA	4,094	3,845	249	-
Provinces:				
Prince Edward Island	-	-	-	-
Nova Scotia	-	-	-	-
New Brunswick	162	162	-	-
Quebec	570	428	142	-
Ontario	1,617	1,535	82	-
Manitoba	511	511	-	-
Saskatchewan	501	501	-	-
Alberta	439	439	-	-
British Columbia	294	269	25	-

\* Wartime Housing Ltd., and Housing Enterprises Ltd.



Table 9.- Construction of dwelling units during  
the first five months of 1948  
in urban centres of 5000 or more

	Under construction January 1	Jan. 1 to May 31		Adjust- ments	Under construction May 31
		Started	Completed		
Prince Edward Island:					
Charlottetown	59	15	30	-	44
Summerside	10	2	6	- 1	5
Nova Scotia:					
Amherst	9	7	3	-	13
Halifax	275	158	157	-	276
New Glasgow	32	6	7	-	31
Springhill	9	-	-	-	9
Stellarton	10	3	6	-	7
Sydney	532	45	77	-	500
Truro	67	26	42	-	51
Yarmouth	18	16	5	-	29
New Brunswick:					
Campbellton	91	6	90	-	7
Edmundston	19	4	15	- 1	7
Fredricton	123	37	94	- 10	56
Moncton	97	79	67	-	109
Saint John	82	24	65	- 1	40
Quebec:					
Asbestos	13	47	14	-	46
Chicoutimi	15	23	13	-	25
Drummondville	45	42	50	-	37
Granby	87	51	77	-	61
Grand'Mere	27	74	34	-	67
Hull	108	48	79	-	77
Joliette	64	43	37	-	70
Jonquiere	36	49	9	-	76
Kenogami	4	12	-	-	16
Lachute	5	6	2	-	9
La Tuque	15	1	9	-	7
Magog	10	5	8	-	7
Montreal	4,434	4,255	2,823	+ 6	5,872
Quebec	816	183	449	-	550
Rimouski	33	14	37	-	10
Riviere du Loup	18	2	10	-	10
Rouyn	36	-	-	-	36
St. Hyacinthe	48	19	44	-	23
St. Jean	28	29	16	-	41
St. Jerome	29	75	27	-	77
St. Joseph d'Alma	10	14	10	-	14
St. Joseph de Grantham	9	34	10	-	33

	Under construction January 1	Jan. 1 to May 31		Adjust- ments	Under construction May 31
		Started	Completed		
Quebec: (concl'd)					
Shawinigan Falls	62	83	48	-	97
Sherbrooke	129	125	162	+ 1	93
Sorel	11	4	10	-	5
Thetford Mines	4	16	4	-	16
Trois Rivières	119	294	93	-	320
Valleyfield	28	33	29	-	32
Victoriaville	81	61	84	-	58
Ontario:					
Barrie	50	42	38	-	54
Bellefille	116	126	90	-	152
Brampton	47	8	41	-	14
Brantford	228	68	106	-	190
Brockville	28	6	17	-	17
Chatham	143	31	86	-	88
Cobourg	29	10	22	-	17
Collingwood	82	12	45	-	49
Cornwall	63	60	70	-	53
Dundas	11	5	11	-	5
Fort Erie	19	11	9	-	21
Fort Frances	22	5	17	-	10
Fort William	124	36	71	-	89
Galt	172	23	118	-	77
Guelph	163	24	101	-	86
Hamilton	887	332	423	+ 33	829
Hawkesbury	5	4	2	-	7
Ingersoll	33	13	21	- 3	22
Kenora	49	-	38	-	11
Kingston	153	49	87	-	115
Kitchener	422	219	184	+ 6	463
Leamington	39	15	23	-	31
Lindsay	74	16	70	-	20
London	543	318	413	- 3	445
Midland	70	12	64	-	18
Niagara Falls	189	84	146	- 6	121
North Bay	46	63	19	-	90
Orillia	36	22	36	+ 3	25
Oshawa	156	104	104	- 1	155
Ottawa	973	537	474	- 8	1,028
Owen Sound	88	41	92	-	37
Parry Sound	3	4	-	-	7
Pembroke	23	34	20	-	37
Peterborough	164	61	112	- 2	111
Port Arthur	97	31	64	-	64
Port Colborne	22	5	9	-	18
Port Hope	74	19	60	-	33
Preston	43	8	18	- 1	32

	Under construction January 1	Jan. 1 to May 31		Adjustments	Under construction May 31
		Started	Completed		
<b>Ontario: (concl'd)</b>					
Renfrew	10	10	6	-	14
St. Catharines	293	124	115	- 6	296
St. Thomas	35	18	18	-	35
Sarnia	215	138	146	-	207
Sault Ste. Marie	188	94	99	-	183
Simcoe	40	21	34	-	27
Smith's Falls	9	-	3	-	6
Stratford	52	8	25	-	35
Sudbury	64	52	52	- 2	62
Thorold	36	16	22	- 1	29
Timmins	106	10	95	-	21
Toronto	3,467	1,458	1,545	- 1	3,379
Trenton	110	47	37	-	120
Welland	82	48	57	+ 9	82
Whitby	45	11	40	-	16
Windsor	535	102	171	-	466
Woodstock	74	42	62	-	54
<b>Manitoba:</b>					
Brandon	63	28	61	-	30
Portage la Prairie	26	1	26	-	1
Winnipeg	2,100	602	1,272	-	1,430
<b>Saskatchewan:</b>					
Moose Jaw	110	39	80	-	69
North Battleford	65	1	34	-	32
Prince Albert	63	14	59	- 2	16
Regina	337	84	216	- 2	203
Saskatoon	436	158	223	- 4	367
Swift Current	64	26	47	- 6	37
Weyburn	7	7	3	-	11
Yorkton	59	14	41	-	32
<b>Alberta:</b>					
Calgary	706	458	474	-	690
Edmonton	581	277	532	-	326
Lethbridge	173	42	134	-	81
Medicine Hat	176	51	73	-	154
<b>British Columbia:</b>					
Kamloops	53	18	47	-	24
Kelowna	103	90	107	-	86
Nanaimo	177	63	81	-	159
Nelson	16	13	11	-	18
Prince George	115	8	40	-	83
Prince Rupert	10	1	4	-	7
Trail	52	38	15	-	75
Vancouver	4,365	2,972	2,545	+ 7	4,799
Vernon	47	111	35	- 1	122
Victoria	1,002	436	549	-	889



## Appendix 1 : Definitions

### (a) Coverage

The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. This means that seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Furthermore, dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

### (b) Type of dwelling

The definitions which apply to the different types of dwelling are as follows:

- (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) Dwelling unit

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) Farm dwelling unit

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 percent 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 was given in Housing Bulletin No. 1, pp. 13-15.

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