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NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO FEBRUARY 28, 1951



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NEW RESIDENTIAL CONSTRUCTION

CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO FEBRUARY 28, 1951

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

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NEW RESIDENTIAL CONSTRUCTION

From January 1 to February 28, 1951, it is estimated that 13,662 new dwelling units were completed in Canada, an increase of 2,367 over the first two months of 1950. New dwelling units started during the same period are estimated at 5,737 in 1951 as compared with 4,846 in 1950. An estimated 51,534 dwelling units were in various stages of construction at February 28, 1951 a decrease of about 1,400 from the corresponding date of last year.

Completions in Ontario, Quebec and British Columbia were substantially higher than a year ago, the opposite being true for the Maritimes and Prairies. Starts were up in Ontario and British Columbia, down somewhat in Quebec and about the same in the other regions.

Dwelling units completed in February, 1951, required an average of 8.0 months to build, a somewhat longer period than the average of 7.2 months reported for February, 1950.

From the types of dwelling units being constructed in the first two months of 1951, it is estimated that about 29 percent were for rental purposes. In the same period last year about 22 percent were rental units.

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 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 Feb. 28		Adjustments	Under construction February 28
		Started	Completed		
<u>1951</u>					
Canada	59,443	5,737	13,662	+ 16	51,534
Newfoundland	1,950	121	211	- 1	1,859
Prince Edward Island	291	4	147	-	148
Nova Scotia	2,429	80	300	+ 23	2,232
New Brunswick	897	80	256	-	721
Quebec	14,859	1,599	4,738	- 5	11,715
Ontario	24,215	2,839	5,210	- 1	21,843
Manitoba	2,093	27	366	-	1,754
Saskatchewan	1,060	11	180	-	891
Alberta	5,803	247	886	-	5,164
British Columbia	5,846	729	1,368	-	5,207
<u>1950</u>					
Canada	59,503	4,846	11,295	- 136	52,918
Newfoundland	1,334	103	1	+ 14	1,450
Prince Edward Island	292	-	50	+ 14	256
Nova Scotia	2,326	80	405	- 1	2,000
New Brunswick	1,274	86	376	- 1	983
Quebec	14,984	1,715	3,357	- 66	12,776
Ontario	23,585	2,210	3,658	- 39	22,098
Manitoba	2,781	58	492	- 11	2,336
Saskatchewan	1,452	23	225	- 9	1,241
Alberta	4,309	199	1,214	- 14	3,280
British Columbia	7,166	372	1,017	- 23	6,498
<u>1949</u>					
Canada	56,456	4,811	11,450	- 150	49,667
Newfoundland
Prince Edward Island	203	-	106	-	97
Nova Scotia	2,748	76	419	- 3	2,402
New Brunswick	1,069	4	158	- 1	914
Quebec	13,848	1,159	2,750	-	12,257
Ontario	21,112	2,029	4,330	- 123	18,688
Manitoba	2,632	22	494	- 20	2,140
Saskatchewan	1,853	11	244	- 1	1,619
Alberta	5,262	572	911	- 2	4,921
British Columbia	7,729	938	2,038	-	6,629

Note - Newfoundland included only in 1950.

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

	1951			1950		
	Jan. 1 to Feb. 28		Under construction Feb. 28	Jan. 1 to Feb. 28		Under construction Feb. 28
	Started	Completed		Started	Completed	
Canada	5,737	13,662	51,534	4,846	11,295	52,918
urban	4,855	11,616	37,747	4,289	9,417	40,143
5000 or more	4,743	11,296	34,552	4,248	7,983	33,605
under 5000	112	320	3,195	41	1,434	6,538
rural	882	2,046	13,787	557	1,878	12,775
non-farm	854	1,856	11,653	524	1,592	10,606
farm	28	190	2,134	33	286	2,169
Newfoundland	121	211	1,859	103	1	1,450
urban	37	26	353	5	1	188
5000 or more	37	26	353	5	1	188
under 5000	-	-	-	-	-	-
rural	84	185	1,506	98	-	1,262
non-farm	84	139	1,436	98	-	1,106
farm	-	46	70	-	-	156
Maritime Provinces	164	703	3,101	166	831	3,239
urban	164	285	1,553	166	521	1,819
5000 or more	164	285	1,285	166	377	1,191
under 5000	-	-	268	-	144	628
rural	-	418	1,548	-	310	1,420
non-farm	-	362	1,082	-	139	850
farm	-	56	466	-	171	570
Quebec	1,599	4,738	11,715	1,715	3,857	12,776
urban	1,523	4,642	10,328	1,715	3,619	11,072
5000 or more	1,411	4,587	9,570	1,695	2,679	10,088
under 5000	112	55	758	20	940	984
rural	76	96	1,387	-	238	1,704
non-farm	76	96	1,359	-	238	1,428
farm	-	-	28	-	-	276
Ontario	2,839	5,210	21,843	2,210	3,658	22,098
urban	2,230	4,146	16,015	1,849	2,839	15,241
5000 or more	2,230	4,029	15,410	1,828	2,713	13,072
under 5000	-	117	605	21	126	2,169
rural	609	1,064	5,828	361	819	6,857
non-farm	609	1,037	5,208	340	749	6,033
farm	-	27	620	21	70	824

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

	1951			1950		
	Jan. 1 to Feb. 28		Under construction Feb. 28	Jan. 1 to Feb. 28		Under construction Feb. 28
	Started	Completed		Started	Completed	
Prairie Provinces	235	1,432	7,809	280	1,931	6,857
urban	257	1,239	5,506	220	1,572	6,143
5000 or more	257	1,190	4,216	220	1,348	4,533
under 5000	-	49	1,290	-	224	1,610
rural	28	193	2,303	60	359	714
non-farm	-	132	1,353	48	314	391
farm	28	61	950	12	45	323
British Columbia	729	1,368	5,207	372	1,017	6,498
urban	644	1,278	3,992	334	865	5,680
5000 or more	644	1,179	3,718	334	865	4,533
under 5000	-	99	274	-	-	1,147
rural	85	90	1,215	38	152	818
non-farm	85	90	1,215	38	152	798
farm	-	-	-	-	-	20

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

	1951			1950		
	Jan. 1 to Feb. 28		Under construction Feb. 28	Jan. 1 to Feb. 28		Under construction Feb. 28
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	-	3	14	-	1	7
Corner Brook	-	-	23	-	-	16
Grand Falls	-	1	28	-	-	-
St. John's	37	22	288	5	-	165
Prince Edward Island						
Charlottetown	4	8	22	-	5	28
Summerside	-	7	8	-	3	172
Nova Scotia						
Amherst	-	2	5	2	5	9
Halifax	68	106	824	69	79	287
New Glasgow	-	2	11	-	4	21
Springhill	-	1	3	-	7	11

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

	1951			1950		
	Jan. 1 to Feb. 28		Under construction Feb. 28	Jan. 1 to Feb. 28		Under construction Feb. 28
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	-	2	4	1	2	4
Sydney	7	71	185	6	61	251
Truro	3	8	23	2	7	10
Yarmouth	2	3	8	-	16	8
New Brunswick						
Campbellton	-	-	2	-	-	-
Edmundston	-	9	1	-	4	-
Fredericton	1	3	19	-	3	42
Moncton	75	34	138	75	146	151
Saint John	4	29	32	11	35	197
Quebec						
Asbestos	-	9	9	3	9	6
Chicoutimi	4	10	15	3	1	86
Drummondville	4	68	37	-	7	23
Grandby	9	63	60	2	25	28
Grand Mère	-	20	15	2	9	15
Hull	98	42	169	103	7	193
Joliette	-	39	23	29	17	94
Jonquière	1	10	22	-	-	15
Kénogami	-	6	3	2	-	5
Lachute	-	28	9	1	2	4
La Tuque	-	-	24	-	4	22
Magog	4	7	13	2	5	7
Montréal	1,058	3,701	8,266	1,496	2,337	8,094
Québec	149	110	384	8	1	798
Rimouski	-	39	32	-	13	16
Rivière-du-Loup	-	-	13	-	14	19
Rouyn	-	10	1	-	-	76
St. Hyacinthe	2	30	41	-	7	48
St. Jean	4	58	54	3	50	70
St. Jérôme	7	40	55	-	12	99
St. Joseph d'Alma	2	3	5	2	6	47
St. Joseph de Grantham	7	5	9	-	-	-
Shawinigan Falls	-	28	10	1	8	8
Sherbrooke	21	54	52	27	40	134
Sorel	5	13	9	-	-	7
Thetford Mines	3	21	7	1	13	7
Trois-Rivières	25	90	154	9	67	112
Valleyfield	7	55	64	-	13	32
Victoriaville	1	28	15	1	12	23

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

	1951			1950		
	Jan. 1 to Feb. 28		Under construction: Feb. 28	Jan. 1 to Feb. 28		Under construction Feb. 28
	Started	Completed		Started	Completed	
Ontario						
Barrie	2	23	26	14	24	70
Belleville	1	15	41	-	12	248
Brampton	18	4	70	-	2	31
Brantford	53	32	236	35	139	191
Brockville	1	4	12	10	15	30
Chatham	6	13	63	-	42	83
Cobourg	-	6	24	2	6	20
Collingwood	1	-	5	-	3	23
Cornwall	8	47	51	16	26	51
Dundas	4	20	29	2	5	4
Fort Erie	1	6	13	12	6	17
Fort Frances	-	-	10	-	-	45
Fort William	-	12	49	1	34	139
Galt	11	12	51	4	33	100
Guelph	15	18	53	4	21	82
Hamilton	111	449	910	105	114	1,032
Hawkesbury	18	2	29	5	4	12
Ingersoll	-	11	19	4	1	25
Kenora	-	-	7	-	-	26
Kingston	19	16	112	41	34	94
Kitchener	79	98	374	44	140	389
Leamington	3	2	18	3	1	27
Lindsay	2	8	12	-	4	25
London	100	208	980	132	187	899
Midland	-	2	2	7	7	15
Niagara Falls	3	11	32	20	46	196
North Bay	3	15	18	2	13	26
Orillia	-	8	21	7	18	18
Oshawa	23	31	125	1	38	70
Ottawa	239	293	1,508	596	191	1,125
Owen Sound	1	9	27	3	6	21
Parry Sound	-	2	8	1	-	8
Pembroke	10	23	49	6	5	38
Peterborough	9	31	157	6	35	233
Port Arthur	2	21	47	1	26	117
Fort Colborne	2	3	24	1	2	15
Port Hope	1	6	24	-	7	44
Preston	3	5	28	1	4	6
Renfrew	3	6	15	5	3	11
St. Catharines	11	14	122	28	51	267
St. Thomas	10	3	21	3	7	45
Sarnia	19	-	166	9	32	232
Sault Ste. Marie	14	27	83	9	54	81
Simcoe	11	19	22	3	9	16

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

	1951			1950		
	Jan. 1 to Feb. 28		Under construction Feb. 28	Jan. 1 to Feb. 28		Under construction Feb. 28
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	-	3	20	21	7	27
Stratford	1	6	24	-	4	86
Sudbury	2	69	156	10	31	82
Thorold	1	10	17	1	5	21
Timmins	-	4	2	1	2	27
Toronto	1,294	2,218	3,794	560	1,016	5,862
Trenton	-	9	11	-	-	25
Welland	5	9	43	3	33	77
Whitby	2	11	18	9	13	15
Windsor	104	138	585	79	170	572
Woodstock	4	17	47	1	25	31
Manitoba						
Brandon	12	33	20	4	8	22
Portage la Prairie	1	7	13	-	34	28
Winnipeg	14	262	1,099	6	402	1,630
Saskatchewan						
Moose Jaw	-	8	17	-	6	49
North Battleford	-	1	9	-	11	7
Prince Albert	-	5	34	2	2	105
Regina	-	42	187	3	87	277
Saskatoon	11	47	180	6	28	219
Swift Current	-	2	19	-	7	23
Weyburn	-	3	3	-	-	7
Yorkton	-	4	26	-	4	13
Alberta						
Calgary	147	255	1,032	51	192	658
Edmonton	60	488	1,398	130	420	1,256
Lethbridge	12	29	106	18	133	173
Medicine Hat	-	4	73	-	14	66
British Columbia						
Kamloops	3	3	17	2	16	25
Kelowna	1	25	25	7	17	40
Nanaimo	10	29	165	10	20	213
Nelson	1	3	15	-	1	10
Prince George	-	4	20	-	1	12
Prince Rupert	6	4	22	2	4	11
Trail	1	4	15	1	16	63
Vancouver	463	939	2,750	304	747	3,142
Vernon	8	4	21	2	6	12
Victoria	151	164	668	6	37	1,005

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	3,883	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	847
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
February	2,966	20	113	839	1,481	137	376

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	6,588	..	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
February	6,712	119	393	2,367	2,550	729	554

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during February, 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	6,712	238	2,388	2,937	189	851	109
Newfoundland	119	1	9	2	-	-	107
Prince Edward Island	43	-	-	43	-	-	-
Nova Scotia	192	9	87	71	1	24	-
New Brunswick	158	6	106	44	-	2	-
Quebec	2,367	66	791	1,505	4	1	-
Ontario	2,550	102	952	775	116	603	2
Manitoba	230	4	82	64	11	69	-
Saskatchewan	39	1	8	28	1	1	-
Alberta	460	4	169	207	29	51	-
British Columbia	554	45	184	198	27	100	-

Table 7.- Dwelling units completed during February, 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	%	%	%	%	%	%
Canada	100	4	36	44	3	13
Newfoundland	100	8	75	17	-	-
Maritimes Provinces	100	4	49	40	-	7
Quebec	100	3	33	64	-	-
Ontario	100	4	37	30	5	24
Prairie Provinces	100	1	36	41	6	16
British Columbia	100	8	33	36	5	18

Table 3.- Completions by month by average time under construction

	Canada	Newfund- 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	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

Note- Newfoundland included from January 1950.

Table 9.- Completions during the first two 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	13,662	9,610	1,620	40	2,361	31
Newfoundland	211	207	4	-	-	-
Prince Edward Island	147	147	-	-	-	-
Nova Scotia	300	291	-	-	9	-
New Brunswick	256	254	2	-	-	-
Quebec	4,738	1,677	1,530	-	1,521	10
Ontario	5,210	4,514	24	40	612	20
Manitoba	366	320	18	-	27	1
Saskatchewan	180	180	-	-	-	-
Alberta	886	821	30	-	35	-
British Columbia	1,368	1,199	12	-	157	-

Table 10.- Rental units completed during the first two 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	704	704	-	-	-	-
Newfoundland	-	-	-	-	-	-
Prince Edward Island	76	76	-	-	-	-
Nova Scotia	59	59	-	-	-	-
New Brunswick	44	44	-	-	-	-
Quebec	-	-	-	-	-	-
Ontario	193	193	-	-	-	-
Manitoba	64	64	-	-	-	-
Saskatchewan	38	38	-	-	-	-
Alberta	158	158	-	-	-	-
British Columbia	72	72	-	-	-	-

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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