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DOMINION BUREAU OF STATISTICS

Special Surveys Division

OTTAWA

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NEW RESIDENTIAL CONSTRUCTION

January 1 to June 30, 1951

Vol. 4

No. 6

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 Jan. 1	Jan. 1 to June 30		Adjustments	Under construction June 30
		Started	Completed		
<u>1951</u>					
Canada	59,443	38,465	38,694	- 599	58,615
Newfoundland	1,950	392	469	- 93	1,780
Prince Edward Island	291	80	223	-	148
Nova Scotia	2,429	700	904	+ 18	2,243
New Brunswick	897	450	515	- 62	770
Quebec	14,859	11,716	11,486	+ 44	15,133
Ontario	24,215	16,200	16,962	- 425	23,028
Manitoba	2,093	1,547	1,217	- 11	2,412
Saskatchewan	1,060	1,130	565	+ 10	1,635
Alberta	5,803	3,100	2,850	- 13	6,040
British Columbia	5,846	3,150	3,503	- 67	5,426
<u>1950</u>					
Canada	59,503	42,149	35,968	- 2,050	63,634
Newfoundland	1,334	389	372	+ 26	1,377
Prince Edward Island	292	208	214	+ 14	300
Nova Scotia	2,326	1,038	1,172	+ 9	2,201
New Brunswick	1,274	1,278	972	- 7	1,573
Quebec	14,984	14,980	12,020	- 751	17,193
Ontario	23,585	13,221	12,249	- 1,237	23,320
Manitoba	2,781	1,528	1,461	- 11	2,837
Saskatchewan	1,452	1,201	768	- 25	1,860
Alberta	4,309	4,491	3,390	- 3	5,407
British Columbia	7,166	3,815	3,350	- 65	7,566
<u>1949</u>					
Canada	56,456	40,199	39,726	- 142	56,787
Newfoundland
Prince Edward Island	203	67	112	-	158
Nova Scotia	2,748	1,086	1,648	-	2,186
New Brunswick	1,069	789	553	- 1	1,304
Quebec	13,848	11,528	10,756	- 10	14,610
Ontario	21,112	14,788	14,059	- 101	21,740
Manitoba	2,632	2,096	2,194	- 23	2,511
Saskatchewan	1,853	1,337	1,140	- 1	2,049
Alberta	5,262	4,077	4,359	- 5	4,975
British Columbia	7,729	4,431	4,905	- 1	7,254

Note - Newfoundland included from January 1950.

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

	1951			1950		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Canada	38,465	38,694	58,615	42,149	35,968	63,634
urban	30,308	32,484	42,242	35,016	30,792	48,586
5000 or more	27,829	31,261	37,442	32,094	27,346	41,195
under 5000	2,479	1,223	4,800	2,922	3,446	7,391
rural	8,157	6,210	16,373	7,133	5,176	15,048
non-farm	6,141	5,466	12,810	5,644	4,181	12,144
farm	2,016	744	3,563	1,489	995	2,904
Newfoundland	392	469	1,780	389	372	1,377
urban	194	176	360	104	111	189
5000 or more	194	176	360	104	111	189
under 5000	-	-	-	-	-	-
rural	198	293	1,420	285	261	1,188
non-farm	198	247	1,350	279	257	1,030
farm	-	46	70	6	4	158
Maritime Provinces	1,230	1,642	3,161	2,524	2,358	4,074
urban	866	726	1,747	1,573	1,747	2,004
5000 or more	792	726	1,405	1,194	1,225	1,375
under 5000	74	-	342	379	522	629
rural	364	916	1,414	951	611	2,070
non-farm	264	803	905	757	301	1,445
farm	100	113	509	194	310	625
Quebec	11,716	11,486	15,133	14,980	12,020	17,193
urban	9,381	10,712	12,089	13,245	11,241	14,295
5000 or more	8,574	10,436	10,857	12,692	9,870	13,209
under 5000	807	276	1,232	553	1,371	1,086
rural	2,335	774	3,044	1,735	779	2,898
non-farm	1,979	736	2,698	1,418	660	2,424
farm	356	38	346	317	119	474
Ontario	16,200	16,962	23,028	13,221	12,249	23,320
urban	12,841	14,035	16,838	11,063	9,902	17,187
5000 or more	11,722	13,456	15,534	10,307	9,293	14,782
under 5000	1,119	579	1,304	756	609	2,405
rural	3,359	2,927	6,190	2,158	2,347	6,133
non-farm	2,654	2,747	5,039	1,705	1,998	5,156
farm	705	180	1,151	453	349	977

Note - Newfoundland included from January 1950.

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

	1951			1950		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Prairie Provinces	5,777	4,632	10,087	7,220	5,619	10,104
urban	4,347	3,774	7,031	5,710	4,973	8,239
5000 or more	3,967	3,604	5,482	4,569	4,225	6,012
under 5000	380	170	1,549	1,141	748	2,227
rural	1,430	858	3,056	1,510	646	1,865
non-farm	575	491	1,569	991	433	1,215
farm	855	367	1,487	519	213	650
British Columbia	3,150	3,503	5,426	3,815	3,350	7,566
urban	2,679	3,061	4,177	3,321	2,818	6,672
5000 or more	2,580	2,863	3,804	3,228	2,622	5,628
under 5000	99	198	373	93	196	1,044
rural	471	442	1,249	494	532	894
non-farm	471	442	1,249	494	532	874
farm	-	-	-	-	-	20

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

	1951			1950		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	15	6	26	23	6	25
Corner Brook	20	-	43	-	-	16
Grand Falls	10	9	30	18	-	18
St. John's	149	161	261	63	105	130
Prince Edward Island						
Charlottetown	31	20	37	17	17	33
Summerside	7	9	13	121	113	183
Nova Scotia						
Amherst	5	3	9	5	9	8
Halifax	346	317	887	372	333	346
New Glasgow	10	3	20	5	16	14
Springhill	9	1	12	-	8	10

Note - Newfoundland included only in 1950.

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

	1951			1950		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	4	4	6	5	4	6
Sydney	106	174	181	222	204	324
Truro	19	22	25	23	16	22
Yarmouth	7	8	7	10	17	17
New Brunswick						
Campbellton	2	-	4	7	1	6
Edmundston	7	10	7	22	4	22
Fredericton	35	19	40	34	21	58
Moncton	145	88	89	268	204	280
Saint John	59	48	68	83	258	46
Quebec						
Asbestos	28	17	28	61	20	53
Chicoutimi	22	26	17	12	19	73
Drummondville	36	107	30	135	45	120
Grandby	121	124	111	104	59	95
Grand'Mère	30	36	29	73	24	67
Hull	181	131	168	200	125	172
Joliette	31	62	31	75	113	44
Jonquière	21	34	18	2	13	4
Kénogami	15	12	12	40	5	38
Lachute	8	30	15	18	4	19
La Tuque	8	7	25	41	22	46
Magog	52	27	41	63	17	56
Montréal	6,564	8,537	8,913	10,244	7,585	10,934
Québec	579	365	559	526	929	380
Rimouski	34	76	29	-	29	-
Rivière-du-Loup	19	13	19	-	33	-
Rouyn	38	16	34	-	-	76
St.-Hyacinthe	53	69	53	103	72	86
St.-Jean	98	97	109	86	115	86
St.-Jérôme	64	88	64	81	90	102
St.-Joseph d'Alma	21	12	15	20	15	56
St.-Joseph de Grantham	28	14	21	22	6	16
Shawinigan Falls	29	35	30	66	12	64
Sherbrooke	152	120	116	192	232	107
Sorel	31	18	30	6	6	7
Thetford Mines	33	29	29	56	23	52
Trois-Rivières	139	178	174	312	173	307
Valleyfield	99	111	100	107	54	98
Victoriaville	40	45	37	47	30	51

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

	1951			1950		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Ontario						
Barrie	39	45	41	51	106	41
Belleville	20	38	37	48	140	168
Brampton	67	40	83	28	22	39
Brantford	180	143	252	188	306	173
Brockville	11	11	15	33	33	35
Chatham	54	41	83	74	107	92
Cobourg	17	26	21	10	13	21
Collingwood	6	2	8	10	19	17
Cornwall	40	90	41	82	71	72
Dundas	14	36	23	21	17	28
Fort Erie	11	12	17	23	14	20
Fort Frances	14	10	14	8	40	13
Fort William	65	35	88	70	144	98
Galt	49	49	52	56	127	58
Guelph	50	57	49	75	82	92
Hamilton	572	942	876	716	604	1,096
Hawkesbury	29	33	9	13	11	13
Ingersoll	5	21	14	21	9	33
Kenora	-	-	7	-	-	26
Kingston	87	99	97	129	117	99
Kitchener	314	325	382	340	454	374
Leamington	12	10	19	14	24	15
Lindsay	15	13	20	9	17	21
London	619	688	1,016	692	730	913
Midland	12	3	13	17	18	13
Niagara Falls	64	39	65	55	101	112
North Bay	61	24	65	36	29	44
Orillia	21	24	26	31	30	29
Oshawa	262	128	267	124	85	146
Ottawa	995	1,246	1,329	1,502	676	1,514
Owen Sound	27	31	31	27	18	33
Parry Sound	7	6	11	11	5	13
Pembroke	34	63	35	52	43	46
Peterborough	121	123	177	160	203	221
Port Arthur	61	46	76	99	123	118
Port Colborne	24	21	28	28	12	30
Port Hope	19	18	30	14	38	27
Preston	18	26	22	18	10	17
Renfrew	18	22	14	17	9	17
St. Catharines	49	60	114	98	141	247
St. Thomas	28	11	31	18	20	47
Sarnia	264	159	304	71	57	265
Sault Ste. Marie	274	125	245	205	111	220
Simcoe	36	37	29	15	17	20

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

	1951			1950		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	9	14	18	45	29	29
Stratford	17	21	25	30	73	47
Sudbury	96	151	160	205	87	221
Thorold	30	12	44	19	18	26
Timmins	4	5	5	15	10	33
Toronto	6,304	7,724	8,308	3,858	3,467	6,712
Trenton	8	19	9	113	11	127
Welland	35	35	47	43	54	37
Whitby	32	19	39	30	22	25
Windsor	447	423	643	590	518	735
Woodstock	55	55	60	50	51	54
Manitoba						
Brandon	129	86	83	108	45	89
Portage la Prairie	20	21	18	9	35	36
Winnipeg	1,002	804	1,535	1,030	1,251	1,805
Saskatchewan						
Moose Jaw	44	16	53	22	19	57
North Battleford	9	5	14	16	17	17
Prince Albert	43	31	51	53	81	77
Regina	127	184	171	291	248	404
Saskatoon	204	114	301	223	156	305
Swift Current	13	9	25	6	15	21
Weyburn	7	5	8	8	3	12
Yorkton	27	21	36	30	8	39
Alberta						
Calgary	880	963	1,056	1,245	765	1,296
Edmonton	1,255	1,181	1,898	1,278	1,295	1,528
Lethbridge	165	128	157	179	239	226
Medicine Hat	42	36	76	71	48	100
British Columbia						
Kamloops	11	9	17	23	34	28
Kelowna	29	42	36	60	42	61
Nanaimo	47	84	147	71	96	198
Nelson	2	6	13	17	5	23
Prince George	39	12	51	17	5	25
Prince Rupert	65	13	72	11	9	13
Trail	30	9	38	39	44	40
Vancouver	1,990	2,226	2,827	2,545	1,972	4,159
Vernon	23	19	21	29	22	22
Victoria	344	443	582	416	393	1,059

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							
August							
September							
October							
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							
August							
September							
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during June, 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	6,609	843	1,364	2,920	783	604	95
Newfoundland	60	8	12	10	4	2	24
Prince Edward Island	15	-	-	1	-	-	14
Nova Scotia	155	-	19	58	15	6	57
New Brunswick	104	7	4	92	1	-	-
Quebec	1,433	165	240	939	10	79	-
Ontario	3,377	387	883	1,296	427	384	-
Manitoba	258	56	6	87	75	34	-
Saskatchewan	142	40	2	20	65	15	-
Alberta	496	74	56	312	40	14	-
British Columbia	569	106	142	105	146	70	-

Table 7.- Dwelling units completed during June, 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	13	21	45	12	9
Newfoundland	100	22	33	28	11	6
Maritime Provinces	100	4	11	74	8	3
Quebec	100	12	17	65	1	5
Ontario	100	12	26	38	13	11
Prairie Provinces	100	19	7	47	20	7
British Columbia	100	19	25	18	26	12

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							
August							
September							
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 9.- Completions during the first six 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	38,694	28,447	4,066	322	5,723	136
Newfoundland	469	463	6	-	-	-
Prince Edward Island	223	223	-	-	-	-
Nova Scotia	904	888	-	-	16	-
New Brunswick	515	503	8	-	4	-
Quebec	11,486	4,564	3,760	9	3,124	29
Ontario	16,962	14,301	138	313	2,145	65
Manitoba	1,217	1,115	34	-	58	10
Saskatchewan	565	533	-	-	-	32
Alberta	2,850	2,625	74	-	151	-
British Columbia	3,503	3,232	46	-	225	-

Table 10.- Rental units completed during the first six 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	1,902	1,902	-	-	-	-
Newfoundland	56	56	-	-	-	-
Prince Edward Island	96	96	-	-	-	-
Nova Scotia	155	155	-	-	-	-
New Brunswick	84	84	-	-	-	-
Quebec	28	28	-	-	-	-
Ontario	624	624	-	-	-	-
Manitoba	186	186	-	-	-	-
Saskatchewan	93	93	-	-	-	-
Alberta	267	267	-	-	-	-
British Columbia	313	313	-	-	-	-

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