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NEW RESIDENTIAL CONSTRUCTION
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Vol. 4

No. 7

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 dwellings:

- (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 July 31		Adjustments	Under construction July 31
		Started	Completed		
<u>1951</u>					
Canada	59,443	44,588	43,620	- 645	59,766
Newfoundland	1,950	458	515	- 93	1,800
Prince Edward Island	291	83	226	-	148
Nova Scotia	2,429	838	1,091	+ 41	2,217
New Brunswick	897	569	534	- 62	870
Quebec	14,859	13,697	13,174	+ 44	15,426
Ontario	24,215	18,542	18,584	- 441	23,732
Manitoba	2,093	1,851	1,537	- 64	2,343
Saskatchewan	1,060	1,347	772	+ 9	1,644
Alberta	5,803	3,685	3,226	- 14	6,248
British Columbia	5,846	3,518	3,961	- 65	5,338
<u>1950</u>					
Canada	59,503	52,394	42,821	- 1,979	67,097
Newfoundland	1,334	814	461	- 20	1,667
Prince Edward Island	292	267	266	+ 14	307
Nova Scotia	2,326	1,410	1,302	+ 9	2,443
New Brunswick	1,274	1,440	1,149	- 7	1,558
Quebec	14,984	18,091	13,903	- 763	18,409
Ontario	23,585	16,157	14,936	- 1,103	23,703
Manitoba	2,781	2,165	1,790	- 11	3,145
Saskatchewan	1,452	1,771	1,005	- 30	2,188
Alberta	4,309	5,425	3,770	- 3	5,961
British Columbia	7,166	4,854	4,239	- 65	7,716
<u>1949</u>					
Canada	56,456	49,285	46,326	- 212	59,203
Newfoundland
Prince Edward Island	203	119	175	-	147
Nova Scotia	2,748	1,318	1,849	- 1	2,216
New Brunswick	1,069	1,114	703	- 1	1,479
Quebec	13,848	14,233	12,775	- 79	15,227
Ontario	21,112	17,943	16,411	- 101	22,543
Manitoba	2,632	2,565	2,423	- 23	2,751
Saskatchewan	1,853	1,913	1,468	-	2,298
Alberta	5,262	4,661	4,813	- 5	5,105
British Columbia	7,729	5,419	5,709	- 2	7,437

Note - Newfoundland included from January 1950.

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

	1951			1950		
	Jan. 1 to July 31		Under construction July 31	Jan. 1 to July 31		Under construction July 31
	Started	Completed		Started	Completed	
Canada	44,588	43,620	59,766	52,394	42,821	67,097
urban	35,378	36,626	43,101	43,308	35,633	51,748
5000 or more	32,003	35,103	37,705	39,277	31,711	43,724
under 5000	3,375	1,523	5,396	4,031	3,922	8,024
rural	9,210	6,994	16,665	9,086	7,188	15,349
non-farm	6,965	6,101	13,022	6,991	5,695	12,337
farm	2,245	893	3,643	2,095	1,493	3,012
Newfoundland	458	515	1,800	814	461	1,667
urban	241	203	380	208	170	188
5000 or more	241	203	380	208	170	188
under 5000	-	-	-	-	-	-
rural	217	312	1,420	606	291	1,479
non-farm	217	266	1,350	524	285	1,247
farm	-	46	70	82	6	232
Maritime Provinces	1,490	1,851	3,235	3,117	2,717	4,308
urban	1,037	810	1,834	2,027	1,970	2,235
5000 or more	912	810	1,441	1,543	1,442	1,507
under 5000	125	-	393	484	528	728
rural	453	1,041	1,401	1,090	747	2,073
non-farm	353	928	892	839	386	1,442
farm	100	113	509	251	361	631
Quebec	13,697	13,174	15,426	18,091	13,903	18,409
urban	10,754	12,272	11,902	15,968	12,846	15,401
5000 or more	9,866	11,809	10,776	15,271	11,305	14,341
under 5000	888	463	1,126	697	1,541	1,060
rural	2,943	902	3,524	2,123	1,057	3,008
non-farm	2,527	864	3,118	1,778	814	2,630
farm	416	38	406	345	243	378
Ontario	18,542	18,584	23,732	16,157	14,936	23,703
urban	15,054	15,305	17,765	13,570	11,407	17,963
5000 or more	13,314	14,705	15,861	12,324	10,602	15,264
under 5000	1,740	600	1,904	1,246	805	2,699
rural	3,488	3,279	5,967	2,587	3,529	5,740
non-farm	2,783	3,054	4,861	2,026	2,919	4,916
farm	705	225	1,106	561	610	824

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

	1951			1950		
	Jan. 1 to July 31		Under construction July 31	Jan. 1 to July 31		Under construction July 31
	Started	Completed		Started	Completed	
Prairie Provinces	6,883	5,535	10,235	9,361	6,565	11,294
urban	5,245	4,517	7,131	7,213	5,723	8,987
5000 or more	4,722	4,255	5,531	5,821	4,891	6,593
under 5000	523	262	1,600	1,392	832	2,394
rural	1,611	991	3,104	2,148	842	2,307
non-farm	614	547	1,552	1,292	569	1,380
farm	997	444	1,552	856	273	927
British Columbia	3,518	3,961	5,338	4,854	4,239	7,716
urban	3,047	3,519	4,089	4,322	3,517	6,974
5000 or more	2,948	3,321	3,716	4,110	3,301	5,831
under 5000	99	198	373	212	216	1,143
rural	471	442	1,249	532	722	742
non-farm	471	442	1,249	532	722	722
farm	-	-	-	-	-	20

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

	1951			1950		
	Jan. 1 to July 31		Under construction July 31	Jan. 1 to July 31		Under construction July 31
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	19	6	30	25	14	19
Corner Brook	31	8	46	-	-	16
Grand Falls	18	14	33	29	3	26
St. John's (1)	173	175	271	154	153	127
Prince Edward Island						
Charlottetown	32	21	37	39	19	53
Summerside	9	11	13	130	163	142
Nova Scotia						
Amherst	8	3	12	14	11	15
Halifax (1)	393	359	892	453	377	383
New Glasgow	13	3	23	8	16	17
Springhill	9	1	12	-	9	9

(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 July 31		Under construction July 31	Jan. 1 to July 31		Under construction July 31
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	5	5	6	8	5	8
Sydney (1)	144	186	207	285	235	356
Truro	19	29	18	28	19	24
Yarmouth	7	8	7	54	25	53
New Brunswick						
Campbellton	5	1	6	9	4	5
Edmundston	7	12	5	34	15	23
Fredericton	39	22	41	41	31	55
Moncton	157	95	94	341	242	315
Saint John (1)	65	54	68	99	271	49
Quebec						
Asbestos	36	25	28	68	26	54
Chicoutimi	27	32	16	76	36	120
Drummondville	48	109	40	164	62	132
Grandby	166	129	151	149	75	124
Grand'Mère	48	40	43	86	27	77
Hull (1)	212	165	165	215	140	172
Joliette	34	62	34	110	118	72
Jonquièrè	26	39	18	58	14	59
Kénogami	17	14	12	61	12	52
Lachute	21	37	21	69	13	60
La Tuque	8	7	25	54	26	55
Magog	55	35	36	84	22	72
Montréal (1)	7,432	9,506	8,812	11,973	8,700	11,540
Québec (1)	648	554	439	620	1,026	377
Rimouski	41	82	30	100	29	100
Rivière du Loup	28	21	20	17	33	17
Rouyn	50	31	32	-	8	68
St.-Hyacinthe	59	74	54	112	81	86
St.-Jean	106	110	104	102	125	92
St.-Jérôme	72	89	71	88	99	100
St. Joseph d'Alma	25	15	16	65	22	93
St.-Joseph de Grantham	28	15	20	22	10	12
Shawinigan Falls	35	40	31	91	25	76
Sherbrooke	173	133	124	246	242	151
Sorel	92	19	90	12	6	13
Thetford Mines	45	35	35	62	28	53
Trois-Rivières (1)	183	221	174	388	207	349
Valleyfield	110	117	105	122	59	108
Victoriaville	41	53	30	57	34	57

(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 July 31		Under construction July 31	Jan. 1 to July 31		Under construction July 31
	Started	Completed		Started	Completed	
Ontario						
Barrie	51	47	51	70	112	54
Belleville	24	42	37	66	182	144
Brampton	70	45	81	28	22	39
Brantford	207	159	263	252	367	176
Brockville	12	13	14	40	40	35
Chatham	63	54	79	95	131	89
Cobourg	17	27	20	10	13	21
Collingwood	8	5	7	11	26	11
Cornwall	52	91	52	99	79	81
Dundas	19	46	18	21	17	28
Fort Erie	11	12	17	24	14	21
Fort Frances	14	10	14	13	45	13
Fort William	72	42	88	87	146	113
Galt	59	55	56	83	140	72
Guelph	57	63	50	75	82	92
Hamilton (1)	672	1,047	371	1,041	718	1,307
Hawkesbury	37	33	17	15	13	13
Ingersoll	8	23	15	25	12	34
Kenora	10	7	10	-	-	26
Kingston	110	116	103	140	150	77
Kitchener (1)	379	385	387	429	503	414
Leamington	12	11	18	21	24	22
Lindsay	20	18	20	16	20	25
London (1)	734	780	1,039	801	878	874
Midland	16	4	16	18	21	11
Niagara Falls	66	47	59	55	101	107
North Bay	70	28	69	45	33	49
Orillia	27	27	29	43	35	36
Oshawa	287	140	280	165	94	178
Ottawa (1)	1,134	1,405	1,309	1,656	846	1,498
Owen Sound	29	36	28	31	18	37
Parry Sound	8	6	12	15	8	14
Pembroke	40	71	33	83	47	73
Peterborough	139	157	161	205	249	212
Port Arthur	79	49	91	102	125	119
Port Colborne	33	21	37	30	12	32
Port Hope	21	20	30	14	38	27
Preston	22	30	22	28	10	27
Renfrew	21	22	17	29	13	25
St. Catharines	64	111	77	124	163	140
St. Thomas	31	11	34	19	35	33
Sarnia	290	203	286	80	59	170
Sault Ste. Marie	320	136	280	297	112	311
Simcoe	41	38	33	15	17	20

(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 July 31		Under construction July 31	Jan. 1 to July 31		Under construction July 31
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	16	15	24	49	33	29
Stratford	19	21	27	34	73	51
Sudbury	160	177	182	224	87	240
Thorold	38	25	41	22	24	23
Timmins	4	5	5	15	10	33
Toronto (1)	6,971	8,146	8,553	4,436	3,799	6,958
Trenton	11	19	12	205	36	194
Welland	50	38	59	49	54	43
Whitby	36	23	39	35	23	29
Windsor (1)	494	477	636	671	638	696
Woodstock	59	66	53	68	55	68
Manitoba						
Brandon	154	117	77	133	54	105
Portage la Prairie	26	28	17	17	37	42
Winnipeg (1)	1,197	1,035	1,446	1,457	1,541	1,942
Saskatchewan						
Moose Jaw	55	21	59	36	26	64
North Battleford	18	5	23	24	19	23
Prince Albert	54	36	57	65	91	79
Regina	163	199	192	363	260	464
Saskatoon	250	135	325	273	200	306
Swift Current	16	14	23	8	16	22
Weyburn	13	6	13	8	5	10
Yorkton	38	24	44	42	11	48
Alberta						
Calgary	1,015	1,116	1,038	1,384	892	1,308
Edmonton	1,491	1,309	2,006	1,721	1,417	1,849
Lethbridge	180	167	133	206	261	231
Medicine Hat	52	43	78	84	61	100
British Columbia						
Kamloops	11	10	16	29	37	31
Kelowna	33	44	38	74	54	63
Nanaimo	62	98	148	87	113	197
Nelson	3	6	14	22	10	23
Prince George	45	12	57	17	8	22
Prince Rupert	65	13	72	11	9	13
Trail	31	9	39	47	48	44
Vancouver (1)	2,297	2,609	2,753	3,307	2,483	4,410
Vernon	25	20	22	31	24	22
Victoria (1)	376	500	557	485	515	1,006

(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	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							
September							
October							
November							
December							

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							
September							
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during July, 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	4,926	1,352	960	1,773	471	335	35
Newfoundland	46	40	-	2	4	-	-
Prince Edward Island	3	-	-	1	2	-	-
Nova Scotia	187	61	17	62	10	3	34
New Brunswick	19	9	7	1	1	1	-
Quebec	1,688	457	255	950	21	5	-
Ontario	1,622	309	367	521	243	182	-
Manitoba	320	128	13	56	80	42	1
Saskatchewan	207	125	13	10	41	18	-
Alberta	376	98	137	88	39	14	-
British Columbia	458	125	151	82	30	70	-

Table 7.- Dwelling units completed during July, 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	28	19	36	10	7
Newfoundland	100	87	-	4	9	-
Maritime Provinces	100	40	14	37	7	2
Quebec	100	27	15	57	1	-
Ontario	100	19	23	32	15	11
Prairie Provinces	100	39	18	17	18	8
British Columbia	100	27	33	18	7	15

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							
September							
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 9.- Completions during the first seven 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	43,620	32,122	4,590	356	6,382	170
Newfoundland	515	507	6	-	-	2
Prince Edward Island	226	226	-	-	-	-
Nova Scotia	1,091	1,075	-	-	16	-
New Brunswick	534	521	8	-	5	-
Quebec	13,174	5,372	4,252	11	3,510	29
Ontario	18,584	15,737	148	345	2,287	67
Manitoba	1,537	1,424	38	-	65	10
Saskatchewan	772	709	-	-	3	60
Alberta	3,226	2,962	82	-	182	-
British Columbia	3,961	3,589	56	-	314	2

Table 10.- Rental units completed during the first seven 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	1,930	1,930	-	-	-	-
Newfoundland	56	56	-	-	-	-
Prince Edward Island	96	96	-	-	-	-
Nova Scotia	155	155	-	-	-	-
New Brunswick	84	84	-	-	-	-
Quebec	28	28	-	-	-	-
Ontario	652	652	-	-	-	-
Manitoba	186	186	-	-	-	-
Saskatchewan	93	93	-	-	-	-
Alberta	267	267	-	-	-	-
British Columbia	313	313	-	-	-	-

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