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January 1 to August 31, 1951

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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 Aug. 31		Adjustments	Under construction Aug. 31
		Started	Completed		
<u>1951</u>					
Canada	59,443	52,049	50,803	- 822	59,867
Newfoundland	1,950	811	638	- 90	2,033
Prince Edward Island	291	86	235	- 1	141
Nova Scotia	2,429	1,068	1,284	+ 40	2,253
New Brunswick	897	724	715	- 63	843
Quebec	14,859	16,041	15,486	+ 4	15,418
Ontario	24,215	20,925	21,175	- 538	23,427
Manitoba	2,093	2,464	1,886	- 95	2,576
Saskatchewan	1,060	1,694	968	- 9	1,777
Alberta	5,803	4,381	3,957	= 15	6,212
British Columbia	5,846	3,855	4,459	- 55	5,187
<u>1950</u>					
Canada	59,503	61,700	51,538	- 2,049	67,616
Newfoundland	1,334	1,097	714	- 20	1,697
Prince Edward Island	292	287	275	+ 14	318
Nova Scotia	2,326	1,749	1,606	+ 9	2,478
New Brunswick	1,274	1,771	1,571	- 7	1,467
Quebec	14,984	20,444	16,548	- 792	18,088
Ontario	23,585	19,590	18,006	- 1,127	24,042
Manitoba	2,781	2,852	2,360	- 11	3,262
Saskatchewan	1,452	2,354	1,191	- 32	2,583
Alberta	4,309	6,146	4,269	- 15	6,171
British Columbia	7,166	5,410	4,998	- 68	7,510
<u>1949</u>					
Canada	56,456	57,827	55,435	- 171	58,677
Newfoundland
Prince Edward Island	203	143	206	-	140
Nova Scotia	2,748	1,634	2,052	- 1	2,329
New Brunswick	1,069	1,452	1,035	- 1	1,485
Quebec	13,848	16,236	14,929	- 79	15,076
Ontario	21,112	20,931	20,025	- 65	21,953
Manitoba	2,632	3,220	2,909	- 20	2,923
Saskatchewan	1,853	2,249	1,952	-	2,150
Alberta	5,262	5,550	5,615	- 5	5,192
British Columbia	7,729	6,412	6,712	-	7,429

Note - Newfoundland included from January 1950.

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

	1951			1950		
	Jan. 1 to Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Canada	52,049	50,803	59,867	61,700	51,538	67,616
urban	39,668	41,908	42,139	50,533	42,184	52,352
5000 or more	35,919	39,984	36,770	45,504	37,598	43,994
under 5000	3,749	1,924	5,369	5,029	4,586	8,358
rural	12,381	8,895	17,728	11,167	9,354	15,264
non-farm	9,289	7,320	14,089	8,328	7,675	11,694
farm	3,092	1,575	3,639	2,839	1,679	3,570
Newfoundland	811	638	2,033	1,097	714	1,697
urban	390	261	474	230	177	203
5000 or more	390	261	474	230	177	203
under 5000	-	-	-	-	-	-
rural	421	377	1,559	867	537	1,494
non-farm	421	331	1,489	785	529	1,264
farm	-	46	70	82	8	230
Maritime Provinces	1,878	2,234	3,237	3,807	3,452	4,263
urban	1,125	930	1,799	2,362	2,224	2,316
5000 or more	1,000	930	1,406	1,758	1,650	1,514
under 5000	125	-	393	604	574	802
rural	753	1,304	1,438	1,445	1,228	1,947
non-farm	653	1,019	1,101	1,105	867	1,227
farm	100	285	337	340	361	720
Quebec	16,041	15,486	15,418	20,444	16,548	18,088
urban	12,079	14,170	11,327	18,248	15,209	15,289
5000 or more	11,006	13,522	10,201	17,498	13,478	14,366
under 5000	1,073	648	1,126	750	1,731	923
rural	3,962	1,316	4,091	2,196	1,339	2,799
non-farm	3,465	1,238	3,644	1,831	1,096	2,401
farm	497	78	447	365	243	398
Ontario	20,925	21,175	23,427	19,590	18,006	24,042
urban	16,696	17,114	17,627	16,250	13,778	18,248
5000 or more	14,851	16,370	15,762	14,673	12,702	15,489
under 5000	1,845	744	1,865	1,577	1,076	2,759
rural	4,229	4,061	5,800	3,340	4,228	5,794
non-farm	3,227	3,584	4,775	2,611	3,576	4,844
farm	1,002	477	1,025	729	652	950

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

	1951			1950		
	Jan. 1 to Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Prairie Provinces	8,539	6,811	10,565	11,352	7,820	12,016
urban	5,994	5,490	6,900	8,603	6,634	9,452
5000 or more	5,387	5,156	5,288	6,729	5,673	6,705
under 5000	607	334	1,612	1,874	961	2,747
rural	2,545	1,321	3,665	2,749	1,186	2,564
non-farm	1,052	632	1,905	1,426	771	1,312
farm	1,493	689	1,760	1,323	415	1,252
British Columbia	3,855	4,459	5,187	5,410	4,998	7,510
urban	3,384	3,943	4,012	4,840	4,162	6,844
5000 or more	3,285	3,745	3,639	4,616	3,918	5,717
under 5000	99	198	373	224	244	1,127
rural	471	516	1,175	570	836	666
non-farm	471	516	1,175	570	836	646
farm	-	-	-	-	-	20

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

	1951			1950		
	Jan. 1 to Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	29	13	33	32	19	21
Corner Brook	46	16	53	-	-	16
Grand Falls	28	18	39	37	3	34
St. John's (1)	287	214	349	161	155	132
Prince Edward Island						
Charlottetown	35	28	32	42	19	56
Summerside	9	13	11	133	172	136
Nova Scotia						
Amherst	8	7	8	19	12	19
Halifax (1)	430	428	859	526	447	386
New Glasgow	16	4	25	10	16	19
Springhill	11	1	14	20	17	21

(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 Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	6	5	7	8	6	7
Sydney (1)	158	206	201	321	272	355
Truro	21	37	12	34	22	27
Yarmouth	7	8	7	56	26	54
New Brunswick						
Campbellton	5	1	6	9	4	5
Edmundston	7	12	5	38	26	16
Fredericton	48	22	50	45	32	58
Moncton	165	104	92	389	297	308
Saint John (1)	74	54	77	108	282	47
Quebec						
Asbestos	40	26	31	73	39	46
Chicoutimi	29	37	13	81	73	88
Drummondville	54	117	38	191	105	116
Grandby	170	161	122	181	93	138
Grand'Mère	53	47	40	90	57	51
Hull (1)	240	192	166	231	154	174
Joliette	36	70	28	126	128	78
Jonquièrè	27	43	15	71	21	65
Kénogami	17	17	9	70	37	36
Lachute	21	43	15	69	26	27
La Tuque	13	13	24	62	36	55
Magog	58	44	30	94	43	60
Montréal (1)	8,279	10,846	8,319	13,656	10,321	11,594
Québec (1)	730	627	448	687	1,061	409
Rimouski	41	82	30	136	29	136
Rivière-du-Loup	28	21	20	17	33	17
Rouyn	55	40	28	-	32	44
St. Hyacinthe	69	104	34	116	91	80
St. Jean	127	122	113	132	132	115
St. Jerome	99	107	80	103	135	79
St. Joseph d'Alma	28	19	15	73	63	60
St. Joseph de Grantham	37	23	21	23	15	8
Shawinigan Falls	35	45	26	108	31	87
Sherbrooke	181	159	106	323	285	185
Sorel	97	26	88	19	10	16
Thetford Mines	57	42	40	83	44	58
Trois-Rivières (1)	210	240	182	477	261	382
Valleyfield	129	144	97	137	73	109
Victoriaville	46	65	23	69	50	53

(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 Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Ontario						
Barrie	70	56	61	85	119	62
Belleville	27	45	37	76	193	143
Brampton	86	49	93	28	22	39
Brantford	231	197	249	301	401	191
Brockville	13	15	13	41	50	26
Chatham	64	60	74	114	148	91
Cobourg	20	29	21	20	19	25
Collingwood	10	6	8	12	26	12
Cornwall	64	101	56	116	92	85
Dundas	21	46	20	52	22	54
Fort Erie	15	22	11	28	15	24
Fort Frances	20	12	18	21	45	21
Fort William	76	47	85	97	156	113
Galt	66	62	56	89	149	69
Guelph	64	69	51	88	92	95
Hamilton (1)	789	1,272	797	1,248	852	1,380
Hawkesbury	38	33	18	18	14	15
Ingersoll	9	25	14	25	12	33
Kenora	10	7	10	-	-	26
Kingston	125	124	110	188	183	92
Kitchener (1)	425	419	399	539	576	451
Leamington	14	14	17	23	26	22
Lindsay	23	20	21	17	22	24
London (1)	802	851	1,036	1,028	972	1,006
Midland	18	5	17	20	22	12
Niagara Falls	76	61	55	59	110	84
North Bay	86	50	63	58	45	49
Orillia	30	36	23	50	40	38
Oshawa	346	200	277	190	99	198
Ottawa (1)	1,293	1,544	1,328	1,772	989	1,467
Owen Sound	32	42	25	38	22	40
Parry Sound	8	6	12	17	10	14
Pembroke	52	79	38	87	59	65
Peterborough	152	168	163	220	273	203
Port Arthur	99	62	98	114	145	111
Port Colborne	35	21	39	33	17	30
Port Hope	22	22	29	24	45	30
Preston	27	33	24	33	15	27
Renfrew	30	28	20	31	13	27
St. Catharines	73	121	74	168	173	174
St. Thomas	34	13	35	20	38	31
Sarnia	323	216	306	84	60	169
Sault Ste. Marie	356	155	297	323	117	332
Simcoe	44	40	34	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 Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	16	19	20	53	41	25
Stratford	19	21	27	40	73	57
Sudbury	179	188	190	224	87	240
Thorold	42	29	40	23	26	22
Timmins	4	5	5	18	14	32
Toronto (1)	7,621	8,826	8,523	5,382	4,837	6,866
Trenton	13	19	14	281	89	217
Welland	54	41	60	58	66	45
Whitby	58	40	44	36	24	29
Windsor (1)	560	632	547	863	872	654
Woodstock	67	67	60	85	58	82
Manitoba						
Brandon	183	164	58	159	85	100
Portage la Prairie	32	34	17	17	37	42
Winnipeg (1)	1,343	1,242	1,382	1,829	1,813	2,042
Saskatchewan						
Moose Jaw	67	35	57	38	26	66
North Battleford	22	6	26	28	22	24
Prince Albert	66	42	62	77	97	85
Regina	198	210	216	401	276	486
Saskatoon	311	166	355	317	240	308
Swift Current	20	15	26	11	18	23
Weyburn	15	8	13	8	7	8
Yorkton	63	30	62	50	12	55
Alberta						
Calgary	1,104	1,430	813	1,564	1,073	1,306
Edmonton	1,711	1,548	1,986	1,912	1,573	1,884
Lethbridge	193	182	131	228	324	179
Medicine Hat	59	44	84	90	70	97
British Columbia						
Kamloops	13	11	17	31	39	31
Kelowna	34	46	37	91	60	73
Nanaimo	71	107	148	97	122	198
Nelson	7	11	13	23	13	21
Prince George	52	15	61	22	10	25
Prince Rupert	65	13	72	15	9	17
Trail	44	22	39	51	65	29
Vancouver (1)	2,542	2,905	2,713	3,675	2,895	4,366
Vernon	28	22	22	35	28	22
Victoria (1)	429	593	517	576	677	935

(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	7,461	353	388	2,344	2,383	1,656	337
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	4,926	46	209	1,688	1,622	903	458
August	7,183	123	383	2,312	2,591	1,276	498
September							
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during August, 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	7,183	1,939	1,950	1,489	937	867	1
Newfoundland	123	47	18	2	53	3	-
Prince Edward Island	9	3	-	3	1	2	-
Nova Scotia	193	33	71	25	8	56	-
New Brunswick	181	90	5	-	43	43	-
Quebec	2,312	614	750	855	83	10	-
Ontario	2,591	667	634	367	504	419	-
Manitoba	349	177	42	26	50	53	1
Saskatchewan	196	134	13	2	8	39	-
Alberta	731	84	267	96	131	153	-
British Columbia	498	90	150	113	56	89	-

Table 7.- Dwelling units completed during August, 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	% 27	% 27	% 21	% 13	% 12
Newfoundland	100	38	15	2	43	2
Maritime Provinces	100	33	20	7	14	26
Quebec	100	27	32	37	4	-
Ontario	100	26	25	14	19	16
Prairie Provinces	100	31	25	10	15	19
British Columbia	100	18	30	23	11	18

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							
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 9.- Completions during the first eight 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	50,803	37,440	5,360	415	7,382	206
Newfoundland	638	625	6	-	5	2
Prince Edward Island	235	233	-	2	-	-
Nova Scotia	1,284	1,256	-	-	28	-
New Brunswick	715	702	8	-	5	-
Quebec	15,486	6,537	4,948	23	3,929	49
Ontario	21,175	17,835	188	390	2,695	67
Manitoba	1,886	1,729	38	-	109	10
Saskatchewan	968	887	2	-	3	76
Alberta	3,957	3,591	104	-	262	-
British Columbia	4,459	4,045	66	-	346	2

Table 10.- Rental units completed during the first eight 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	2,361	2,361	-	-	-	-
Newfoundland	56	56	-	-	-	-
Prince Edward Island	96	96	-	-	-	-
Nova Scotia	155	155	-	-	-	-
New Brunswick	84	84	-	-	-	-
Quebec	79	79	-	-	-	-
Ontario	832	832	-	-	-	-
Manitoba	194	194	-	-	-	-
Saskatchewan	93	93	-	-	-	-
Alberta	367	367	-	-	-	-
British Columbia	405	405	-	-	-	-

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