



64 002

DOMINION BUREAU OF STATISTICS
Special Surveys Division
OTTAWA



Published by Authority of the Rt. Hon. C. D. Howe, Minister of Trade and Commerce

NEW RESIDENTIAL CONSTRUCTION
January 1 to September 30, 1951

Vol. 4 - No 9

Price \$2.00 per annum.

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 Sept. 30		Adjustments	Under construction Sept. 30
		Started	Completed		
<u>1951</u>					
Canada	59,443	57,587	57,805	- 843	58,382
Newfoundland	1,950	900	709	- 90	2,051
Prince Edward Island	291	91	251	- 1	130
Nova Scotia	2,429	1,188	1,422	+ 36	2,231
New Brunswick	897	814	747	- 63	901
Quebec	14,859	17,573	18,048	+ 4	14,388
Ontario	24,215	22,676	23,634	- 545	22,712
Manitoba	2,093	2,696	2,373	- 105	2,311
Saskatchewan	1,060	1,925	1,164	- 9	1,812
Alberta	5,803	4,844	4,468	- 17	6,162
British Columbia	5,846	4,880	4,989	- 53	5,684
<u>1950</u>					
Canada	59,503	71,945	59,431	-2,060	69,957
Newfoundland	1,334	1,536	923	- 20	1,927
Prince Edward Island	292	298	313	+ 14	291
Nova Scotia	2,326	1,965	1,848	+ 9	2,452
New Brunswick	1,274	1,962	1,657	- 4	1,575
Quebec	14,984	23,387	19,072	- 811	18,488
Ontario	23,585	23,822	20,416	-1,112	25,879
Manitoba	2,781	3,433	2,801	- 13	3,400
Saskatchewan	1,452	2,599	1,429	- 37	2,585
Alberta	4,309	6,876	4,774	- 15	6,396
British Columbia	7,166	6,067	6,198	- 71	6,964
<u>1949</u>					
Canada	56,456	67,862	62,998	- 205	61,115
Newfoundland
Prince Edward Island	203	316	209	-	310
Nova Scotia	2,748	1,909	2,230	- 1	2,426
New Brunswick	1,069	1,706	1,252	- 1	1,522
Quebec	13,848	18,301	16,536	- 90	15,523
Ontario	21,112	25,234	22,596	- 80	23,670
Manitoba	2,632	3,743	3,229	- 29	3,117
Saskatchewan	1,853	2,585	2,454	- 7	1,977
Alberta	5,262	6,312	6,834	- 5	4,735
British Columbia	7,729	7,756	7,658	+ 8	7,835

Note - Newfoundland included from January 1950.

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

	1951			1950		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Canada	57,587	57,805	58,382	71,945	59,431	69,957
urban	44,339	46,916	41,781	58,859	48,957	53,894
5000 or more	39,617	44,794	35,637	53,085	43,507	45,681
under 5000	4,722	2,122	6,144	5,774	5,450	8,213
rural	13,248	10,889	16,601	13,086	10,474	16,063
non-farm	9,826	8,735	13,211	9,911	8,488	12,464
farm	3,422	2,154	3,390	3,175	1,986	3,599
Newfoundland	900	709	2,051	1,536	923	1,927
urban	460	289	516	416	205	361
5000 or more	460	289	516	416	205	361
under 5000	-	-	-	-	-	-
rural	440	420	1,535	1,120	718	1,566
non-farm	440	350	1,489	1,038	686	1,360
farm	-	70	46	82	32	206
Maritime Provinces	2,093	2,420	3,262	4,225	3,818	4,318
urban	1,279	1,045	1,834	2,620	2,459	2,342
5000 or more	1,103	1,045	1,390	1,941	1,837	1,513
under 5000	176	-	444	679	622	829
rural	814	1,375	1,428	1,605	1,359	1,976
non-farm	691	1,076	1,082	1,222	918	1,293
farm	123	299	346	383	441	683
Quebec	17,573	18,048	14,388	23,387	19,072	18,488
urban	13,327	15,703	11,042	20,487	17,408	15,310
5000 or more	12,118	14,999	9,836	19,585	15,510	14,402
under 5000	1,209	704	1,206	902	1,898	908
rural	4,246	2,345	3,346	2,900	1,664	3,178
non-farm	3,693	2,035	3,075	2,507	1,421	2,752
farm	553	310	271	393	243	426
Ontario	22,676	23,634	22,712	23,822	20,416	25,879
urban	18,234	19,241	17,031	20,122	15,972	19,941
5000 or more	16,368	18,443	15,199	18,303	14,596	17,266
under 5000	1,866	798	1,832	1,819	1,376	2,675
rural	4,442	4,393	5,681	3,700	4,444	5,938
non-farm	3,314	3,817	4,629	2,857	3,681	4,985
farm	1,128	576	1,052	843	763	953

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

	1951			1950		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Prairie Provinces	9,465	8,005	10,285	12,908	9,004	12,381
urban	6,630	6,198	6,816	9,831	7,589	9,718
5000 or more	5,951	5,776	5,220	7,738	6,530	6,850
under 5000	679	422	1,596	2,093	1,059	2,868
rural	2,835	1,807	3,469	3,077	1,415	2,663
non-farm	1,217	908	1,794	1,603	908	1,352
farm	1,618	899	1,675	1,474	507	1,311
British Columbia	4,880	4,989	5,684	6,067	6,198	6,964
urban	4,409	4,440	4,542	5,383	5,324	6,222
5000 or more	3,617	4,242	3,476	5,102	4,829	5,289
under 5000	792	198	1,066	281	495	933
rural	471	549	1,142	684	874	742
non-farm	471	549	1,142	684	874	722
farm	-	-	-	-	-	20

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

	1951			1950		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	35	19	33	37	21	24
Corner Brook	57	16	64	28	21	23
Grand Falls	46	21	54	50	8	42
St. John's (1)	322	233	365	301	155	272
Prince Edward Island						
Charlottetown	37	29	33	50	22	61
Summerside	12	14	13	136	179	132
Nova Scotia						
Amherst	14	7	14	19	12	19
Halifax (1)	470	465	858	603	501	409
New Glasgow	19	4	28	10	17	18
Springhill	11	1	14	30	23	25

(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 Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	7	5	8	8	7	6
Sydney (1)	171	244	176	351	290	367
Truro	26	41	13	38	25	28
Yarmouth	8	10	6	57	34	47
New Brunswick						
Campbellton	5	1	6	11	6	5
Edmundston	12	16	6	47	30	21
Fredericton	51	34	41	46	45	49
Moncton	186	120	97	414	354	276
Saint John (1)	74	54	77	121	292	50
Quebec						
Asbestos	52	35	34	80	54	38
Chicoutimi	34	43	12	91	100	71
Drummondville	60	121	40	205	127	108
Granby	184	189	108	204	103	149
Grand'Mère	58	47	45	96	72	42
Hull (1)	266	212	172	246	171	172
Joliette	43	70	35	131	141	70
Jonquière	32	46	17	72	51	36
Kénogami	17	22	4	70	37	36
Lachute	22	44	15	70	26	28
La Tuque	16	21	19	68	36	61
Magog	62	46	32	99	66	42
Montréal (1)	9,060	12,083	7,863	15,272	11,977	11,547
Québec (1)	801	673	473	796	1,113	466
Rimouski	66	82	55	136	29	136
Rivière-du-Loup	39	21	31	17	33	17
Rouyn	61	54	21	22	43	55
St. Hyacinthe	76	115	30	120	91	84
St. Jean	145	139	114	149	134	130
St. Jérôme	112	111	89	127	136	102
St. Joseph d'Alma	29	22	13	73	68	54
St. Joseph de Grantham	37	29	15	25	15	10
Shawinigan Falls	35	54	17	118	68	60
Sherbrooke	201	169	116	380	310	216
Sorel	97	33	81	34	10	31
Thetford Mines	66	51	39	95	63	51
Trois-Rivières (1)	261	249	224	528	305	381
Valleyfield	133	151	94	165	73	137
Victoriaville	53	67	28	96	58	72

(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 Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Ontario						
Barrie	82	61	68	102	133	70
Belleville	30	45	40	80	211	129
Brampton	86	54	88	28	22	39
Brantford	246	231	230	355	427	219
Brockville	18	18	15	44	53	26
Chatham	85	68	87	123	157	91
Cobourg	23	29	24	20	21	23
Collingwood	10	6	8	14	27	13
Cornwall	76	105	64	128	98	91
Dundas	24	47	22	52	25	51
Fort Erie	17	23	12	28	15	24
Fort Frances	20	14	16	24	54	15
Fort William	81	58	78	106	170	108
Galt	69	79	42	94	153	70
Guelph	67	79	44	105	107	97
Hamilton (1)	900	1,387	793	1,492	978	1,498
Hawkesbury	55	35	33	20	17	14
Ingersoll	12	27	15	30	22	26
Kenora	16	7	16	-	-	26
Kingston	137	143	103	204	187	104
Kitchener (1)	471	494	370	592	602	478
Leamington	15	15	17	23	33	15
Lindsay	24	24	18	19	25	23
London (1)	863	951	997	1,132	1,034	1,048
Midland	21	7	18	20	24	10
Niagara Falls	78	65	53	65	122	73
North Bay	98	60	65	67	50	53
Orillia	36	37	28	56	44	40
Oshawa	371	230	272	231	118	220
Ottawa (1)	1,472	1,716	1,336	2,016	1,186	1,514
Owen Sound	41	43	33	49	26	47
Parry Sound	8	6	12	19	10	16
Pembroke	64	82	47	98	64	71
Peterborough	168	212	135	259	322	193
Port Arthur	113	71	102	126	167	101
Port Colborne	38	26	37	42	19	37
Port Hope	24	28	25	24	45	30
Preston	27	36	21	37	17	29
Renfrew	44	30	32	33	17	25
St. Catharines	91	125	85	178	183	174
St. Thomas	36	13	37	23	47	25
Sarnia	375	242	332	94	73	160
Sault Ste. Marie	434	194	335	390	194	322
Simcoe	45	45	30	25	17	30

(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 Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	23	20	26	54	45	22
Stratford	25	30	24	42	82	50
Sudbury	207	219	187	303	193	262
Thorold	44	30	41	33	29	29
Timmins	4	5	5	18	18	28
Toronto (1)	8,219	9,912	8,035	7,636	5,706	8,251
Trenton	15	19	16	361	94	292
Welland	63	51	59	81	73	61
Whitby	69	50	45	51	29	39
Windsor (1)	609	771	455	962	949	676
Woodstock	79	68	71	95	62	88
Manitoba						
Brandon	208	190	55	175	130	70
Portage la Prairie	33	37	15	22	39	45
Winnipeg (1)	1,423	1,458	1,238	2,068	2,060	2,033
Saskatchewan						
Moose Jaw	72	44	53	54	33	74
North Battleford	25	8	27	34	25	27
Prince Albert	70	50	58	88	106	87
Regina	213	220	221	454	282	533
Saskatoon	340	179	371	370	279	318
Swift Current	22	18	25	17	19	28
Weyburn	18	13	11	10	8	9
Yorkton	65	32	62	56	16	57
Alberta						
Calgary	1,236	1,526	849	1,783	1,325	1,273
Edmonton	1,959	1,727	2,055	2,250	1,784	2,011
Lethbridge	203	221	100	256	349	182
Medicine Hat	64	53	80	101	75	103
British Columbia						
Kamloops	14	12	17	33	40	31
Kelowna	35	50	34	106	75	73
Nanaimo	83	120	147	109	136	196
Nelson	7	17	8	27	15	23
Prince George	55	26	52	26	16	23
Prince Rupert	65	13	72	17	10	18
Trail	48	27	37	56	69	30
Vancouver (1)	2,822	3,324	2,577	4,039	3,595	4,030
Vernon	28	24	20	43	28	28
Victoria (1)	460	629	512	646	845	837

(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	5,538	89	215	1,532	1,751	926	1,025
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	7,002	71	186	2,562	2,459	1,194	530
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during September, 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	7,002	1,439	3,283	784	847	645	4
Newfoundland	71	30	13	-	2	26	-
Prince Edward Island	16	-	16	-	-	-	-
Nova Scotia	138	28	67	15	8	20	-
New Brunswick	32	8	21	1	1	1	-
Quebec	2,562	350	1,603	281	204	124	-
Ontario	2,459	413	1,014	360	370	298	4
Manitoba	487	243	149	13	42	40	-
Saskatchewan	196	119	38	-	18	21	-
Alberta	511	146	184	3	144	34	-
British Columbia	530	102	178	111	58	81	-

Table 7.- Dwelling units completed during September, 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	21	47	11	12	9
Newfoundland	100	42	18	-	3	37
Maritime Provinces	100	19	56	9	5	11
Quebec	100	14	62	11	8	5
Ontario	100	17	41	15	15	12
Prairie Provinces	100	43	31	1	17	8
British Columbia	100	19	34	21	11	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	7.2	6.3	8.4	5.6	7.9	7.4	8.7
September	6.5	7.1	5.9	6.0	7.1	5.7	8.4
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 9.- Completions during the first nine 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	57,805	42,653	5,988	495	8,426	243
Newfoundland	709	695	6	-	6	2
Prince Edward Island	251	249	-	2	-	-
Nova Scotia	1,422	1,382	-	-	40	-
New Brunswick	747	732	10	-	5	-
Quebec	18,048	8,036	5,456	23	4,466	67
Ontario	23,634	19,910	210	470	2,958	86
Manitoba	2,373	2,194	48	-	121	10
Saskatchewan	1,164	1,083	2	-	3	76
Alberta	4,468	3,904	172	-	392	-
British Columbia	4,989	4,468	84	-	435	2

Table 10.- Rental units completed during the first nine 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	2,650	2,650	-	-	-	-
Newfoundland	56	56	-	-	-	-
Prince Edward Island	96	96	-	-	-	-
Nova Scotia	155	155	-	-	-	-
New Brunswick	84	84	-	-	-	-
Quebec	168	168	-	-	-	-
Ontario	964	964	-	-	-	-
Manitoba	202	202	-	-	-	-
Saskatchewan	93	93	-	-	-	-
Alberta	394	394	-	-	-	-
British Columbia	438	438	-	-	-	-

STATISTICS CANADA LIBRARY
BIBLIOTHÈQUE STATISTIQUE CANADA



1010697169