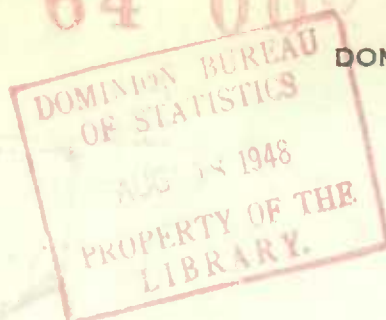


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DOMINION BUREAU OF STATISTICS  
OTTAWA - CANADA



## HOUSING BULLETIN NO. 5

CONSTRUCTION OF DWELLING UNITS IN CANADA  
FROM JANUARY 1 TO JUNE 30, 1948

PUBLISHED BY AUTHORITY OF THE RT. HON. C. D. HOWE, M.P.,  
MINISTER OF TRADE AND COMMERCE



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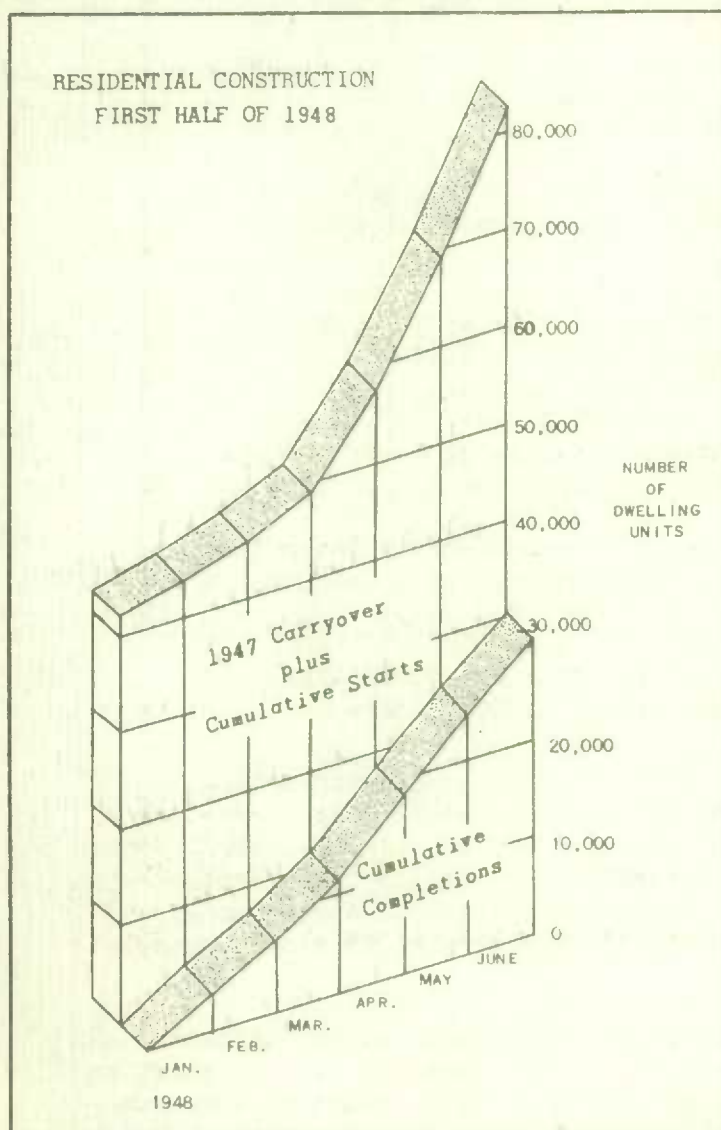
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HOUSING BULLETIN NO. 5

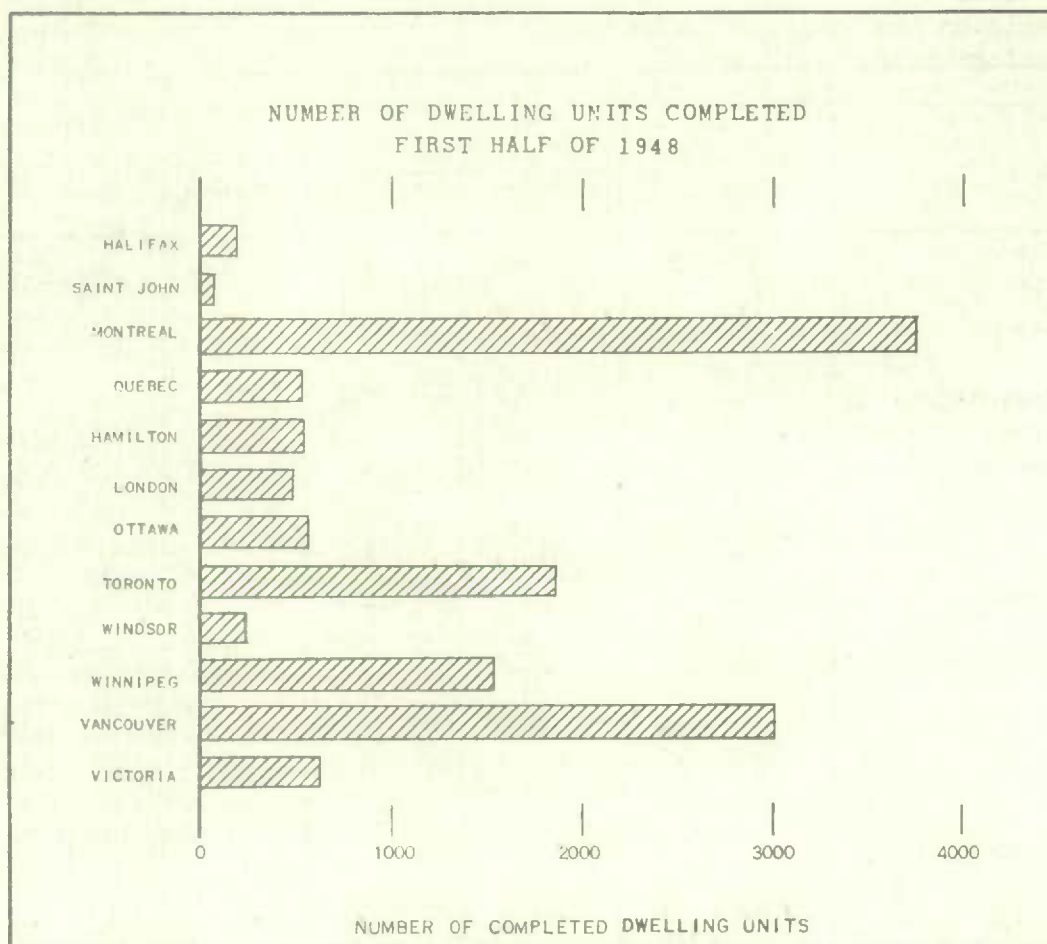
The number of dwelling units completed in Canada in the first six months of 1948 is estimated at 30,528. Since April, starts have far exceeded completions and the number under construction has increased to 52,143 dwelling units at June 30. The average length of time required to complete a dwelling unit has been about 7 months although indications are that this period may show a seasonal reduction in the fall. At this rate, most of the dwelling units under construction at the end of June will be completed by the end of the year, making a total for 1948 of at least 80,000 units. The accompanying chart shows the number of dwelling units completed and the number under construction since the beginning of the year.



The average length of time required to build the dwelling units completed in June was 6.8 months. This is a reduction from 7.2 months in May and 7.7 months in April and reflects the increased building activity of the summer months.

It is estimated from the types of dwellings being constructed that 32% of the dwelling units completed in the first half of 1948 are for rental purposes while the remainder will be owner-occupied.

More than 40% of the completed dwelling units lie in the twelve metropolitan areas. The following chart compares the completions of the first half of 1948 in each of these areas.



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 cooperation of the Central Mortgage and Housing Corporation. All metropolitan areas and urban centres with a population of 5000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

In some of the tables, there appears a column headed "adjustments". 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 less dwelling units than were reported when construction commenced.



Table 1.- Construction of dwelling units in Canada,  
the provinces, and metropolitan areas  
during the first six months of 1948

	Under construction January 1	Jan 1 to June 30		Adjust- ments	Under construction June 30
		Started	Completed		
CANADA	42,215	39,768	30,528	+ 688	52,143
Provinces:					
Prince Edward Island	209	65	96	- 1	177
Nova Scotia	2,161	1,334	916	+ 23	2,602
New Brunswick	736	1,174	493	- 12	1,405
Quebec	9,076	11,628	7,688	+ 52	13,068
Ontario	17,243	12,150	11,784	+ 152	17,761
Manitoba	2,315	2,357	1,885	-	2,787
Saskatchewan	1,469	1,351	1,152	+ 76	1,744
Alberta	2,310	3,455	1,971	+ 270	4,064
British Columbia	6,696	6,254	4,543	+ 128	8,535
Metropolitan Areas:					
Halifax, N.S.	275	279	195	-	359
Saint John, N.B.	82	131	67	- 1	145
Montreal, Que.	4,434	5,645	3,747	+ 30	6,362
Quebec, Que.	816	355	537	-	634
Hamilton, Ont.	887	564	543	+ 32	940
London, Ont.	543	440	485	- 4	494
Ottawa, Ont.	973	633	567	- 7	1,032
Toronto, Ont.	3,467	2,512	1,870	- 4	4,105
Windsor, Ont.	535	249	232	-	552
Winnipeg, Man.	2,100	1,053	1,540	-	1,613
Vancouver, B.C.	4,365	3,734	3,006	+ 7	5,100
Victoria, B.C.	1,002	563	630	-	935

Table 2.- Construction of dwelling units in rural and urban areas,  
by regions, during the first six months of 1948

	Under construction January 1	Jan 1 to June 30		Adjust- ments	Under construction June 30
		Started	Completed		
CANADA	42,215	39,768	30,528	688	52,143
urban	34,716	29,815	25,248	368	39,651
5000 or more	29,510	24,256	21,165	52	32,653
under 5000	5,206	5,559	4,083	316	6,998
rural	7,499	9,953	5,280	320	12,492
non-farm	6,314	7,321	4,087	27	9,575
farm	1,185	2,632	1,193	293	2,917
Maritime Provinces	3,106	2,573	1,505	10	4,184
urban	1,836	1,025	1,050	13	1,798
5000 or more	1,433	864	777	13	1,507
under 5000	403	161	273	-	291
rural	1,270	1,548	455	23	2,386
non-farm	991	1,188	398	23	1,804
farm	279	360	57	-	582
Quebec	9,076	11,628	7,688	52	13,068
urban	7,866	9,566	6,624	102	10,910
5000 or more	6,324	7,857	5,386	26	8,821
under 5000	1,542	1,709	1,238	76	2,089
rural	1,210	2,062	1,064	50	2,158
non-farm	984	1,618	738	50	1,814
farm	226	444	326	-	344
Ontario	17,243	12,150	11,784	152	17,761
urban	12,857	8,594	8,733	29	12,747
5000 or more	10,847	7,225	7,062	8	11,018
under 5000	2,010	1,369	1,671	21	1,729
rural	4,386	3,556	3,051	123	5,014
non-farm	3,795	2,820	2,553	54	4,116
farm	591	736	498	69	898
Prairie Provinces	6,094	7,163	5,008	346	8,595
urban	5,879	5,136	4,526	122	6,611
5000 or more	4,966	3,582	3,861	21	4,666
under 5000	913	1,554	665	143	1,945
rural	215	2,027	482	224	1,984
non-farm	126	973	170	-	929
farm	89	1,054	312	224	1,055
British Columbia	6,696	6,254	4,543	128	8,535
urban	6,278	5,494	4,315	128	7,585
5000 or more	5,940	4,728	4,079	52	6,641
under 5000	338	766	236	76	944
rural	418	760	228	-	950
non-farm	418	722	228	-	912
farm	-	38	-	-	38

Table 3.- Monthly starts and completions, first six months  
of 1948, Canada and the provinces

	STARTS					
	Jan	Feb	March	April	May	June
CANADA	1,675	1,894	3,109	8,274	11,407	13,409
Provinces:						
Prince Edward Island	-	-	-	15	30	20
Nova Scotia	42	12	37	326	439	478
New Brunswick	11	-	3	146	530	484
Quebec	251	590	1,355	2,800	3,019	3,613
Ontario	610	397	796	2,845	3,762	3,740
Manitoba	51	21	53	231	958	1,043
Saskatchewan	48	21	9	116	460	697
Alberta	80	98	72	244	1,137	1,824
British Columbia	582	755	784	1,551	1,072	1,510

	COMPLETIONS					
	Jan	Feb	March	April	May	June
CANADA	3,736	3,778	4,055	6,729	6,284	5,946
Provinces:						
Prince Edward Island	9	-	27	36	6	18
Nova Scotia	64	105	82	129	191	345
New Brunswick	91	69	49	112	103	69
Quebec	564	798	1,525	1,978	1,267	1,556
Ontario	1,534	1,451	1,113	2,708	2,803	2,175
Manitoba	196	230	229	324	503	403
Saskatchewan	154	106	129	233	296	234
Alberta	260	340	255	361	426	329
British Columbia	864	679	646	848	689	817



Table 4.- Monthly completions during the first six months of 1948  
by average length of time under construction,  
for provinces and metropolitan areas

	Average Time under Construction (in months)					
	Jan	Feb	March	April	May	June
CANADA	7.3	7.1	7.5	7.7	7.2	6.8
Provinces:						
Prince Edward Island	7.3	*	8.6	8.8	7.8	5.1
Nova Scotia	8.2	8.7	10.7	8.7	6.9	7.8
New Brunswick	6.1	7.3	8.8	7.1	4.9	7.5
Quebec	7.3	5.9	6.9	7.2	7.1	6.2
Ontario	7.1	6.9	7.3	7.4	6.7	7.1
Manitoba	6.0	7.0	7.5	8.7	8.2	7.9
Saskatchewan	7.4	7.6	7.6	8.7	7.9	6.2
Alberta	6.8	7.1	7.6	8.0	8.2	8.1
British Columbia	8.1	8.2	8.3	8.3	8.1	6.6
Metropolitan Areas:						
Halifax, N.S.	6.6	6.6	9.0	8.5	7.1	11.0
Saint John, N.B.	2.8	6.4	8.2	6.3	8.0	5.0
Montreal, Que.	8.0	5.8	7.6	7.6	7.5	6.6
Quebec, Que.	7.3	7.4	6.4	5.9	7.9	7.6
Hamilton, Ont.	8.2	9.1	8.8	8.3	8.8	10.2
London, Ont.	9.4	6.6	6.8	7.0	6.7	6.4
Ottawa, Ont.	7.7	6.6	7.2	7.2	8.5	10.7
Toronto, Ont.	7.2	6.9	7.9	7.5	10.0	8.9
Windsor, Ont.	6.9	6.5	7.2	5.0	7.3	6.9
Winnipeg, Man.	6.2	7.6	7.6	8.8	8.9	9.9
Vancouver, B.C.	3.2	8.3	8.4	8.3	8.3	7.6
Victoria, B.C.	8.8	9.0	8.8	8.8	7.6	7.8

\* no completions

Table 5.- Dwelling units completed during June by time under construction  
for Canada, the provinces and metropolitan areas

	Total	months				1 year or more	unknown
		1-3	4-6	7-9	10-12		
CANADA	5,946	1,509	1,052	1,792	752	421	420
Provinces:							
Prince Edward Island	18	14	-	1	-	3	-
Nova Scotia	345	108	34	23	44	-	136
New Brunswick	69	3	4	14	4	1	43
Quebec	1,556	494	297	584	122	59	-
Ontario	2,175	477	331	679	297	160	231
Manitoba	403	55	90	121	95	32	10
Saskatchewan	234	68	62	63	27	14	-
Alberta	329	77	35	112	67	38	-
British Columbia	817	213	199	195	96	114	-
Metropolitan Areas:							
Halifax, N.S.	38	-	4	10	12	12	-
Saint John, N.B.	2	-	2	-	-	-	-
Montreal, Que.	924	280	104	400	101	39	-
Quebec, Que.	88	-	16	72	-	-	-
Hamilton, Ont.	120	-	10	62	27	21	-
London, Ont.	72	6	28	34	4	-	-
Ottawa, Ont.	93	20	4	16	13	40	-
Toronto, Ont.	325	15	77	135	31	67	-
Windsor, Ont.	61	3	38	12	1	3	1
Winnipeg, Man.	268	9	2	121	95	31	10
Vancouver, B.C.	461	69	167	77	58	90	-
Victoria, B.C.	81	18	25	14	7	17	-

Table 6.- Dwelling units completed during June by time under construction, as a percentage of total completions for Canada and regions\*

	Total	months				1 year or more
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
CANADA	100	27	19	32	14	8
Regions:						
Maritimes	100	49	15	15	19	2
Quebec	100	32	19	37	8	4
Ontario	100	25	17	35	15	8
Prairies	100	21	19	31	20	9
British Columbia	100	26	24	24	12	14

\* Dwellings for which the length of time under construction is unknown have been omitted from the calculation of percentages.

Table 7.- Completions during the first six months of 1948  
by type of dwelling, for Canada and the Provinces

	total	one-family detached	two-family detached	row or terrace	apartment or flat	other
CANADA	30,528	24,657	1,418	560	3,826	67
Provinces:						
Prince Edward Island	96	96	-	-	-	-
Nova Scotia	916	780	-	-	136	-
New Brunswick	493	479	10	-	3	1
Quebec	7,688	3,319	1,186	509	2,623	51
Ontario	11,784	10,976	146	51	600	11
Manitoba	1,885	1,749	26	-	110	-
Saskatchewan	1,152	1,144	-	-	8	-
Alberta	1,971	1,875	18	-	78	-
British Columbia	4,543	4,239	32	-	268	4

Table 8.- Rental units completed under the management of  
Central Mortgage and Housing Corporation  
during the first six months of 1948\*

	total	single dwellings	apartments or flats	other
CANADA	4,793	4,504	289	-
Provinces:				
Prince Edward Island	-	-	-	-
Nova Scotia	-	-	-	-
New Brunswick	171	171	-	-
Quebec	594	432	162	-
Ontario	2,020	1,918	102	-
Manitoba	595	595	-	-
Saskatchewan	565	565	-	-
Alberta	473	473	-	-
British Columbia	375	350	25	-

\* Wartime Housing Limited and Housing Enterprises Limited.



Table 9.- Construction of dwelling units during  
the first six months of 1948  
in urban centres of 5000 or more

	Under construction January 1	Jan 1 to June 30		Adjustments	Under construction June 30
		Started	Completed		
Prince Edward Island:					
Charlottetown	59	19	34	-	44
Summerside	10	4	6	- 1	7
Nova Scotia:					
Amherst	9	12	5	-	16
Halifax	275	279	195	-	359
New Glasgow	32	12	10	-	34
Springhill	9	9	4	-	14
Stellarton	10	6	6	-	10
Sydney	532	71	100	-	503
Truro	67	42	53	-	56
Yarmouth	18	23	7	-	34
New Brunswick:					
Campbellton	91	6	90	-	7
Edmundston	19	31	15	- 1	34
Fredericton	123	78	106	- 10	85
Moncton	97	141	79	-	159
Saint John	82	131	67	- 1	145
Quebec:					
Asbestos	13	60	14	-	59
Chicoutimi	15	23	13	-	25
Drummondville	45	68	57	-	56
Granby	87	72	91	- 2	66
Grand'Mere	27	104	34	-	97
Hull	108	70	87	-	91
Joliette	64	55	65	-	54
Jonquiere	36	54	29	-	61
Kenogami	4	21	-	-	25
Lachute	5	58	11	-	52
La Tuque	15	1	9	-	7
Magog	10	21	11	-	20
Montreal	4,434	5,645	3,747	1 30	6,362
Quebec	816	355	537	-	634
Rimouski	33	79	47	-	65
Riviere du Loup	18	19	20	-	17
Rouyn	36	-	-	-	36
St. Hyacinthe	48	60	55	-	53
St. Jean	28	29	16	-	41
St. Jerome	29	79	30	-	78
St. Joseph d'Alma	10	24	10	-	24
St. Joseph de Grantham	9	36	22	-	23



	Under construction January 1	Jan 1 to June 30		Adjust- ments	Under construction June 30
		Started	Completed		
Quebec (concl'd):					
Shawinigan Falls	62	106	48	- 2	118
Sherbrooke	129	225	172	1/4 1	183
Sorel	11	5	10	-	6
Thetford Mines	4	27	4	-	27
Trois Rivières	119	409	104	- 1	423
Valleyfield	28	48	30	-	46
Victoriaville	81	104	113	-	72
Ontario:					
Barrie	50	61	41	-	70
Belleville	116	173	99	-	190
Brampton	47	8	42	-	13
Brantford	228	82	148	-	162
Brockville	28	13	20	-	21
Chatham	143	31	86	-	88
Cobourg	29	10	26	-	13
Collingwood	82	16	51	-	47
Cornwall	63	87	76	-	74
Dundas	11	14	11	-	14
Fort Erie	19	18	13	-	24
Fort Frances	22	22	20	-	24
Fort William	124	98	80	-	142
Galt	172	53	142	-	83
Guelph	163	43	118	-	88
Hamilton	887	564	543	1/4 32	940
Hawkesbury	5	14	5	-	14
Ingersoll	33	15	21	- 3	24
Kenora	49	21	38	-	32
Kingston	153	82	107	-	128
Kitchener	422	257	205	1/4 6	480
Leamington	39	28	33	-	34
Lindsay	74	27	72	-	29
London	543	440	485	- 4	494
Midland	70	16	68	-	18
Niagara Falls	189	111	157	- 11	132
North Bay	46	76	19	-	103
Orillia	36	22	37	1/4 3	24
Oshawa	156	119	144	- 1	130
Ottawa	973	633	567	- 7	1,032
Owen Sound	88	56	98	-	46
Parry Sound	3	4	-	-	7
Pembroke	23	41	20	-	44
Peterborough	164	73	121	- 2	114
Port Arthur	97	86	78	-	105
Port Colborne	22	9	11	-	20
Port Hope	74	20	62	-	32
Preston	43	8	33	- 1	17

	Under construction January 1	Jan 1 to June 30		Adjustments	Under construction June 30
		Started	Completed		
<b>Ontario: (concl'd)</b>					
Renfrew	10	13	7	-	16
St. Catherines	293	211	170	6	328
St. Thomas	35	51	22	-	64
Sarnia	215	188	168	-	235
Sault Ste. Marie	188	139	165	-	162
Simcoe	40	29	43	-	26
Smith's Falls	9	-	6	-	3
Stratford	52	17	50	-	19
Sudbury	64	96	55	2	103
Thorold	36	21	27	1	29
Timmins	106	20	113	-	13
Toronto	3,467	2,512	1,870	4	4,105
Trenton	110	72	61	-	121
Welland	82	87	63	9	115
Whitby	45	14	40	-	19
Windsor	535	249	232	-	552
Woodstock	74	55	73	-	56
<b>Manitoba:</b>					
Brandon	63	92	64	-	91
Portage la Prairie	26	1	26	-	1
Winnipeg	2,100	1,053	1,540	-	1,613
<b>Saskatchewan:</b>					
Moose Jaw	110	72	89	-	93
North Battleford	65	36	35	-	66
Prince Albert	63	24	59	2	26
Regina	337	94	261	2	168
Saskatoon	436	331	286	7	474
Swift Current	64	41	61	6	38
Weyburn	7	11	5	-	13
Yorkton	59	81	54	-	86
<b>Alberta:</b>					
Calgary	706	756	552	-	910
Edmonton	581	813	585	4	805
Lethbridge	173	100	135	-	138
Medicine Hat	176	77	109	-	144
<b>British Columbia:</b>					
Kamloops	53	23	50	-	26
Kelowna	103	97	111	-	89
Nanaimo	177	92	105	-	164
Nelson	16	14	12	-	18
Prince George	115	22	65	2	70
Prince Rupert	10	1	6	-	5
Trail	52	38	48	48	90
Vancouver	4,365	3,734	3,006	7	5,100
Vernon	47	144	46	1	144
Victoria	1,002	563	630	-	935

## Appendix 1 : Definitions

### (a) Coverage

The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. This means that seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Furthermore, dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

### (b) Type of dwelling

The definitions which apply to the different types of dwelling are as follows:

- (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) Dwelling unit

For the purpose of this survey, a dwelling unit is defined as the living quarters occupied by one household or family. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

### (d) Farm dwelling unit

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 percent of the figure 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 was given in Housing Bulletin No. 1, pp. 13-15.

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