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## HOUSING BULLETIN NO. 6

CONSTRUCTION OF DWELLING UNITS IN CANADA  
FROM JANUARY 1 TO JULY 31, 1948

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



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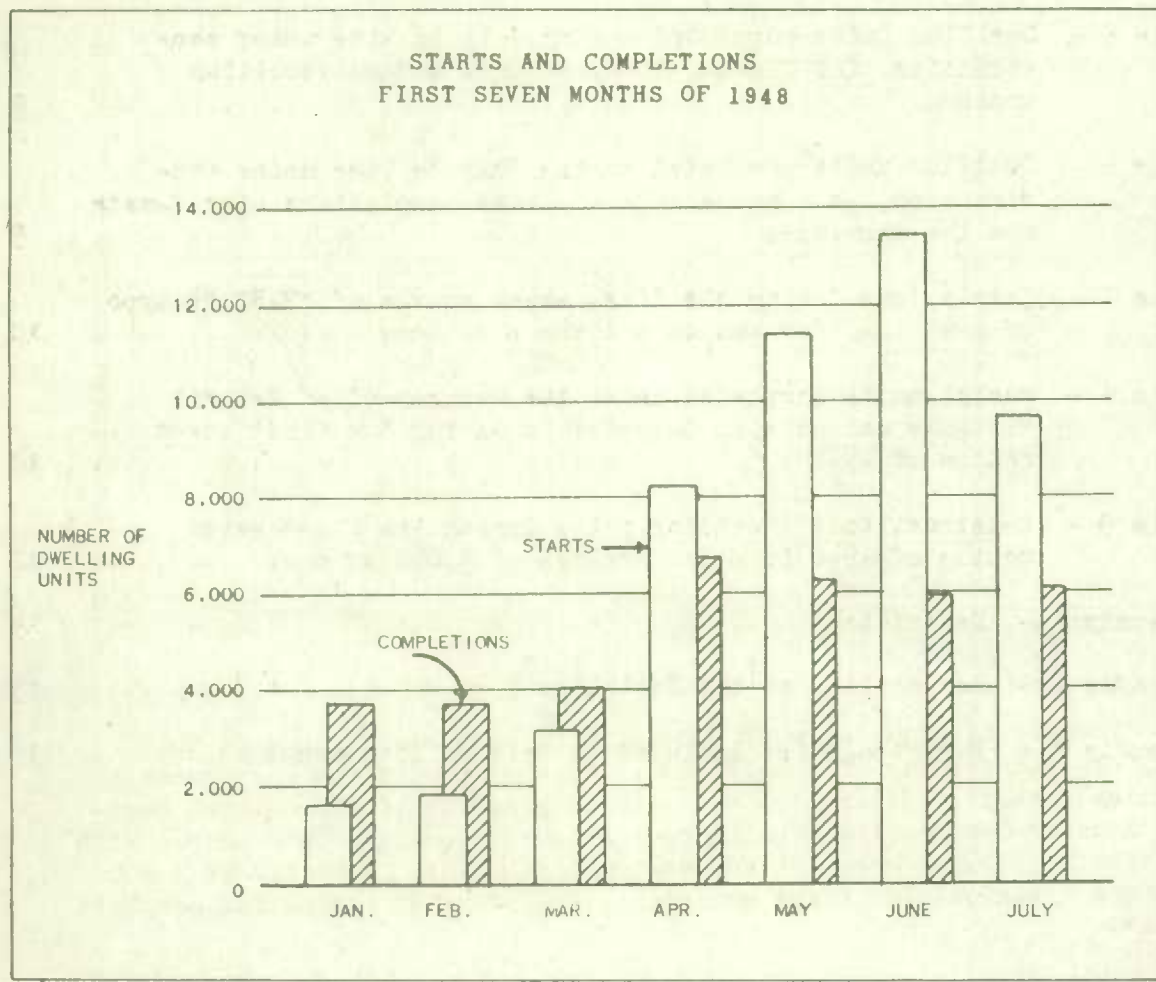
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HOUSING BULLETIN NO. 6

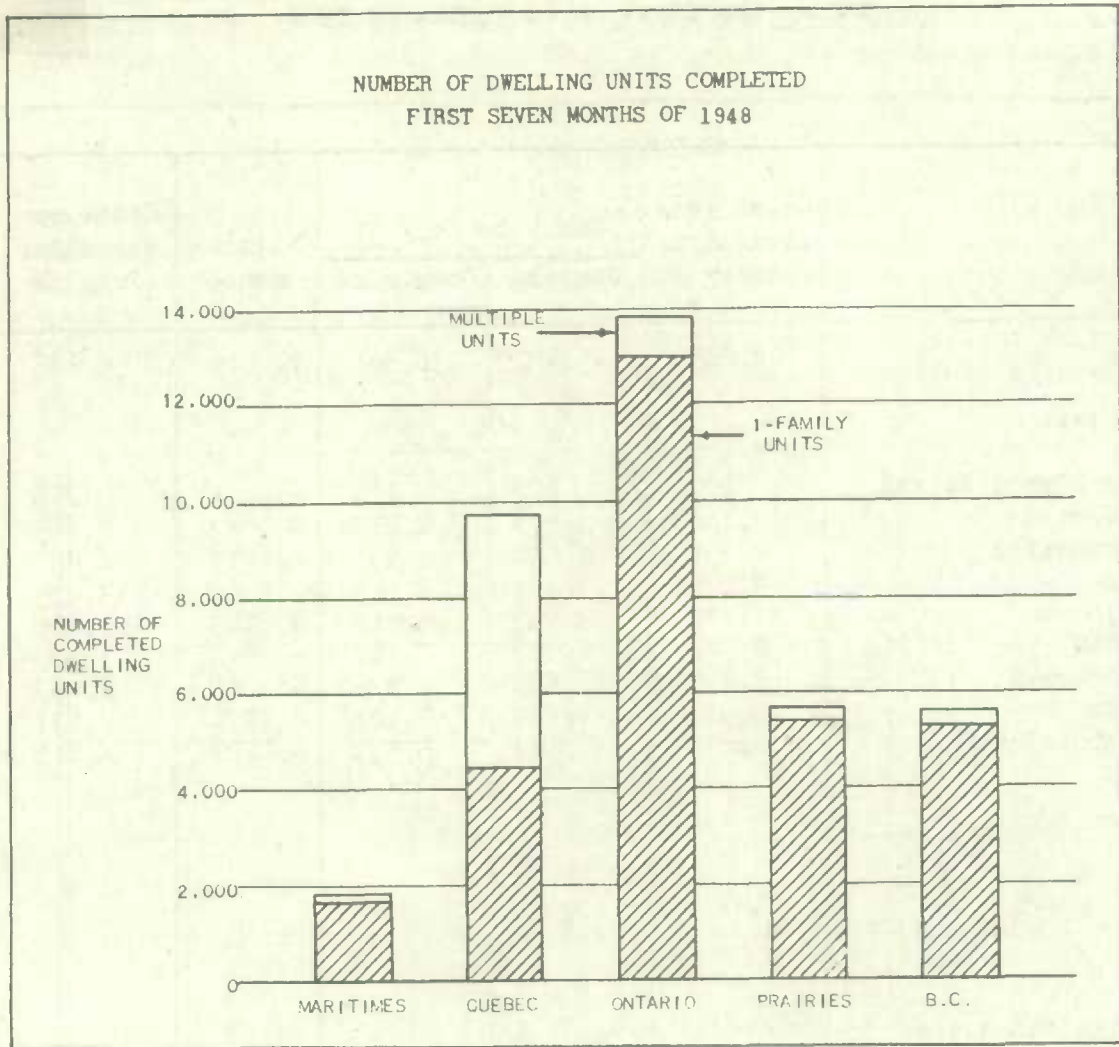
The number of dwelling units completed in Canada in the first seven months of 1948 is estimated at 36,601. In each month since April, starts have exceeded completions and the number under construction has increased to 55,686 at July 31. During July, construction was commenced on 9,684 dwelling units, a reduction from the high for the year of 13,409 recorded in June. On the other hand completions continued at the rate of about 6,000 per month.



The average length of time required to complete a dwelling unit has fallen to 6.2 months for July completions. At this rate the completions in the next few months should reflect the large number of starts which have been made since the beginning of April.



It is estimated from the types of dwellings being constructed that 30% of the dwelling units completed in the first 7 months of 1948 are for rental purposes. The remainder will be owner occupied.



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 seven months of 1948

	Under construction January 1	Jan 1 to July 31		Adjust- ments	Under construction July 31
		Started	Completed		
CANADA	42,215	49,452	36,601	† 620	55,686
Provinces:					
Prince Edward Island	209	108	110	- 1	206
Nova Scotia	2,161	1,676	1,015	† 23	2,845
New Brunswick	736	1,520	693	- 13	1,550
Quebec	9,076	13,855	9,755	- 1	13,175
Ontario	17,243	15,923	13,810	† 149	19,505
Manitoba	2,315	2,939	2,182	- 3	3,069
Saskatchewan	1,469	1,825	1,279	† 68	2,083
Alberta	2,310	4,224	2,167	† 270	4,637
British Columbia	6,696	7,382	5,590	† 128	8,616
Metropolitan Areas:					
Halifax, N.S.	275	386	241	=	420
Saint John, N.B.	82	177	73	- 1	185
Montreal, Que.	4,434	6,883	4,527	† 23	6,813
Quebec, Que.	816	452	642	-	626
Hamilton, Ont.	887	741	597	† 32	1,063
London, Ont.	543	567	517	- 6	587
Ottawa, Ont.	973	717	685	- 6	999
Toronto, Ont.	3,467	3,124	2,149	- 4	4,438
Windsor, Ont.	535	456	341	-	650
Winnipeg, Man.	2,100	1,486	1,743	= 3	1,840
Vancouver, B.C.	4,365	4,380	3,659	† 7	5,093
Victoria, B.C.	1,002	669	671	-	1,000

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

	Under construction January 1	Jan 1 to July 31		Adjust- ments	Under construction July 31
		Started	Completed		
CANADA	42,215	49,452	36,601	620	55,686
urban	34,716	36,986	29,324	300	42,678
5000 or more	29,510	30,497	24,663	16	35,328
under 5000	5,206	6,489	4,661	316	7,350
rural	7,499	12,466	7,277	320	13,008
non-farm	6,314	9,133	5,803	27	9,671
farm	1,185	3,333	1,474	293	3,337
Maritime Provinces	3,106	3,304	1,818	9	4,601
urban	1,836	1,556	1,161	14	2,217
5000 or more	1,433	1,264	888	14	1,795
under 5000	403	292	273	-	422
rural	1,270	1,748	657	23	2,384
non-farm	991	1,308	586	23	1,736
farm	279	440	71	-	648
Quebec	9,076	13,855	9,755	1	13,175
urban	7,866	11,337	7,963	49	11,289
5000 or more	6,324	9,590	6,563	27	9,324
under 5000	1,542	1,747	1,400	76	1,965
rural	1,210	2,518	1,792	50	1,886
non-farm	984	2,036	1,284	50	1,686
farm	226	482	508	-	200
Ontario	17,243	15,923	13,809	149	19,506
urban	12,857	10,967	9,918	26	13,932
5000 or more	10,847	9,394	8,105	5	12,141
under 5000	2,010	1,573	1,814	21	1,790
rural	4,386	4,956	3,891	123	5,574
non-farm	3,795	3,872	3,339	54	4,382
farm	591	1,084	552	69	1,192
Prairie Provinces	6,094	8,988	5,629	335	9,788
urban	5,879	6,618	5,072	111	7,536
5000 or more	4,966	4,721	4,275	32	5,380
under 5000	913	1,897	796	143	2,157
rural	215	2,370	557	224	2,252
non-farm	126	1,081	214	-	993
farm	89	1,289	343	224	1,259
British Columbia	6,696	7,382	5,590	128	8,616
urban	6,278	6,508	5,210	128	7,704
5000 or more	5,940	5,528	4,832	52	6,688
under 5000	338	980	378	76	1,016
rural	418	874	380	-	912
non-farm	418	836	380	-	874
farm	-	38	-	-	38



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

	STARTS						
	Jan	Feb	March	April	May	June	July
CANADA	1,675	1,894	3,109	8,274	11,407	13,409	9,684
Provinces:							
Prince Edward Island	-	-	-	15	30	20	43
Nova Scotia	42	12	37	326	439	478	342
New Brunswick	11	-	3	146	530	484	346
Quebec	251	590	1,355	2,800	3,019	3,613	2,227
Ontario	610	397	796	2,845	3,762	3,740	3,773
Manitoba	51	21	53	231	958	1,043	582
Saskatchewan	48	21	9	116	460	697	474
Alberta	80	98	72	244	1,137	1,824	769
British Columbia	582	755	784	1,551	1,072	1,510	1,128

	COMPLETIONS						
	Jan	Feb	March	April	May	June	July
CANADA	3,736	3,778	4,055	6,729	6,284	5,946	6,073
Provinces:							
Prince Edward Island	9	-	27	36	6	18	14
Nova Scotia	64	105	82	129	191	345	99
New Brunswick	91	69	49	112	103	69	200
Quebec	564	798	1,525	1,978	1,267	1,556	2,067
Ontario	1,534	1,451	1,113	2,708	2,803	2,175	2,026
Manitoba	196	230	229	324	503	403	297
Saskatchewan	154	106	129	233	296	234	127
Alberta	260	340	255	361	426	329	196
British Columbia	864	679	646	848	689	817	1,047



Table 4.- Monthly completions during the first seven 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	July
CANADA	7.3	7.1	7.5	7.7	7.2	6.8	6.2
Provinces:							
Prince Edward Island	7.3	-*	8.6	8.8	7.8	5.1	11.0
Nova Scotia	8.2	8.7	10.7	8.7	6.9	7.8	11.9
New Brunswick	6.1	7.3	8.8	7.1	4.9	7.5	3.3
Quebec	7.3	5.9	6.9	7.2	7.1	6.2	4.7
Ontario	7.1	6.9	7.3	7.4	6.7	7.1	7.4
Manitoba	6.0	7.0	7.5	8.7	8.2	7.9	7.6
Saskatchewan	7.4	7.6	7.6	8.7	7.9	6.2	6.2
Alberta	6.8	7.1	7.6	8.0	8.2	8.1	6.5
British Columbia	8.1	8.2	8.3	8.3	8.1	6.6	7.0
Metropolitan Areas:							
Halifax, N.S.	6.6	6.6	9.0	8.5	7.1	11.0	9.5
Saint John, N.B.	2.8	6.4	8.2	6.3	8.0	5.0	10.7
Montreal, Que.	8.0	5.8	7.6	7.6	7.5	6.6	7.3
Quebec, Que.	7.3	7.4	6.4	5.9	7.9	7.6	6.4
Hamilton, Ont.	8.2	9.1	8.8	8.3	8.8	10.2	8.9
London, Ont.	9.4	6.6	6.8	7.0	6.7	6.4	6.9
Ottawa, Ont.	7.7	6.6	7.2	7.2	8.5	10.7	9.0
Toronto, Ont.	7.2	6.9	7.9	7.5	10.0	8.9	8.5
Windsor, Ont.	6.9	6.5	7.2	5.0	7.3	6.9	7.7
Winnipeg, Man.	6.2	7.6	7.6	8.8	8.9	9.9	10.5
Vancouver, B.C.	8.2	8.3	8.4	8.3	8.3	7.6	7.1
Victoria, B.C.	8.8	9.0	8.8	8.8	7.6	7.8	8.0

\* no completions

Table 5.- Dwelling units completed during July 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	6,073	2,197	773	1,345	596	517	645
Provinces:							
Prince Edward Island	14	-	-	-	14	-	-
Nova Scotia	99	2	12	23	18	44	-
New Brunswick	200	138	1	57	1	3	-
Quebec	2,067	1,244	241	354	170	58	-
Ontario	2,026	299	157	593	209	126	642
Manitoba	297	120	7	43	52	72	3
Saskatchewan	127	59	3	38	13	14	-
Alberta	196	59	10	86	35	6	-
British Columbia	1,047	276	342	151	84	194	-
Metropolitan Areas:							
Halifax, N.S.	46	-	11	15	9	11	-
Saint John, N.B.	6	-	-	4	1	1	-
Montreal, Que.	780	181	137	266	141	55	-
Quebec, Que.	105	10	43	45	7	-	-
Hamilton, Ont.	54	2	16	17	12	7	-
London, Ont.	32	4	10	13	5	-	-
Ottawa, Ont.	118	6	22	44	28	18	-
Toronto, Ont.	279	23	19	141	53	43	-
Windsor, Ont.	109	16	1	56	23	5	8
Winnipeg, Man.	203	27	7	42	52	72	3
Vancouver, B.C.	653	129	265	80	69	110	-
Victoria, B.C.	41	6	15	7	5	8	-

Table 6.- Dwelling units completed during July 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	40	14	25	11	10
Regions:						
Maritimes	100	45	4	26	10	15
Quebec	100	60	12	17	8	3
Ontario	100	22	11	43	15	9
Prairies	100	39	3	27	16	15
British Columbia	100	26	33	14	8	19

\* 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 seven 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	36,601	29,673	1,818	654	4,383	73
Provinces:						
Prince Edward Island	110	110	-	-	-	-
Nova Scotia	1,015	875	-	4	136	-
New Brunswick	693	679	10	-	3	1
Quebec	9,755	4,456	1,554	599	3,089	57
Ontario	13,810	12,962	164	51	622	11
Manitoba	2,182	2,027	36	-	119	-
Saskatchewan	1,279	1,271	-	-	8	-
Alberta	2,167	2,071	18	-	78	-
British Columbia	5,590	5,222	36	-	328	4

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

	total	single dwellings	apartments or flats	other
CANADA	5,352	5,039	313	-
Provinces:				
Prince Edward Island	-	-	-	-
Nova Scotia	-	-	-	-
New Brunswick	171	171	-	-
Quebec	618	432	186	-
Ontario	2,309	2,207	102	-
Manitoba	603	603	-	-
Saskatchewan	612	612	-	-
Alberta	495	495	-	-
British Columbia	544	519	25	-

\* Wartime Housing Limited and Housing Enterprises Limited



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

	Under construction January 1	Jan 1 to July 31		Adjustments	Under construction July 31
		Started	Completed		
Prince Edward Island:					
Charlottetown	59	48	34	-	73
Summerside	10	4	6	- 1	7
Nova Scotia:					
Amherst	9	25	5	-	29
Halifax	275	386	241	-	420
New Glasgow	32	12	12	-	32
Springhill	9	17	4	-	22
Stellarton	10	9	6	-	13
Sydney	532	119	141	-	510
Truro	67	64	63	-	68
Yarmouth	18	27	7	-	38
New Brunswick:					
Campbellton	91	7	90	-	8
Edmundston	19	31	15	- 1	34
Fredericton	123	176	107	- 11	181
Moncton	97	162	84	-	175
Saint John	82	177	73	- 1	185
Quebec:					
Asbestos	13	69	29	-	53
Chicoutimi	15	48	27	-	36
Drummondville	45	79	76	-	48
Granby	87	75	101	- 2	59
Grand'Mere	27	113	45	-	95
Hull	108	80	96	- 1	91
Joliette	64	67	75	-	56
Jonquiere	36	54	29	-	61
Kenogami	4	22	-	-	26
Lachute	5	60	11	- 16	38
La Tuque	15	1	9	-	7
Magog	10	21	11	-	20
Montreal	4,434	6,883	4,527	+ 23	6,813
Quebec	816	452	642	-	626
Rimouski	33	89	47	-	75
Riviere du Loup	18	19	20	-	17
Rouyn	36	-	-	-	36
St. Hyacinthe	48	84	61	-	71
St. Jean	28	54	30	-	52
St. Jerome	29	88	55	-	62
St. Joseph d'Alma	10	62	10	-	62
St. Joseph de Grantham	9	42	28	-	23

	Under construction January 1	Jan 1 to June 31		Adjustments	Under construction July 31
		Started	Completed		
Quebec (concl'd):					
Shawinigan Falls	62	114	70	- 2	104
Sherbrooke	129	314	203	+ 1	241
Sorel	11	5	10	-	6
Thetford Mines	4	29	13	-	20
Trois Rivières	119	487	166	- 30	410
Valleyfield	28	59	37	-	50
Victoriaville	81	120	135	-	66
Ontario:					
Barrie	50	85	46	-	89
Belleville	116	184	108	-	192
Brampton	47	17	44	-	20
Brantford	228	96	179	-	145
Brockville	28	16	23	-	21
Chatham	143	68	100	-	111
Cobourg	29	15	29	-	15
Collingwood	82	16	68	-	30
Cornwall	63	93	83	+ 1	74
Dundas	11	19	11	-	19
Fort Erie	19	49	14	- 1	53
Fort Frances	22	27	20	-	29
Fort William	124	167	96	-	195
Galt	172	60	145	-	87
Guelph	163	49	134	-	78
Hamilton	887	741	597	+ 32	1,063
Hawkesbury	5	16	5	-	16
Ingersoll	33	17	23	- 3	24
Kenora	49	21	38	-	32
Kingston	153	92	120	-	125
Kitchener	422	333	265	+ 5	495
Leamington	39	35	36	-	38
Lindsay	74	28	74	-	28
London	543	567	517	- 6	587
Midland	70	16	72	-	14
Niagara Falls	189	163	177	- 12	163
North Bay	46	98	24	-	120
Orillia	36	34	42	+ 3	31
Oshawa	156	149	144	- 1	160
Ottawa	973	717	685	- 6	999
Owen Sound	88	99	99	-	88
Parry Sound	3	7	1	-	9
Pembroke	23	41	20	-	44
Peterborough	164	167	142	- 2	187
Port Arthur	97	159	93	-	163
Port Colborne	22	10	13	-	19
Port Hope	74	22	75	-	21
Preston	43	9	37	- 1	14

	Under construction January 1	Jan 1 to July 31		Adjust- ments	Under construction July 31
		Started	Completed		
<b>Ontario: (concl'd)</b>					
Renfrew	10	13	8	-	15
St. Catharines	293	227	208	- 6	306
St. Thomas	35	87	35	-	87
Sarnia	215	240	200	-	255
Sault Ste. Marie	188	172	175	-	185
Simcoe	40	29	43	-	26
Smith's Falls	9	19	6	-	22
Stratford	52	27	50	-	29
Sudbury	64	122	66	- 2	118
Thorold	36	38	29	- 1	44
Timmins	106	22	118	-	10
Toronto	3,467	3,124	2,149	- 4	4,438
Trenton	110	95	81	-	124
Welland	82	136	83	- 9	144
Whitby	45	14	40	-	19
Windsor	535	456	341	-	650
Woodstock	74	71	74	-	71
<b>Manitoba:</b>					
Brandon	63	112	73	-	102
Portage la Prairie	26	1	26	-	1
Winnipeg	2,100	1,486	1,743	- 3	1,840
<b>Saskatchewan:</b>					
Moose Jaw	110	81	89	-	102
North Battleford	65	37	35	-	67
Prince Albert	63	59	64	- 2	56
Regina	337	112	286	- 3	160
Saskatoon	436	388	351	- 14	459
Swift Current	64	60	62	- 6	56
Weyburn	7	11	7	-	11
Yorkton	59	102	54	-	107
<b>Alberta:</b>					
Calgary	706	929	603	-	1,032
Edmonton	581	1,078	611	- 4	1,044
Lethbridge	173	115	151	-	137
Medicine Hat	176	150	120	-	206
<b>British Columbia:</b>					
Kamloops	53	27	54	-	26
Kelowna	103	105	125	-	83
Nanaimo	177	112	126	-	163
Nelson	16	16	14	-	18
Prince George	115	22	69	- 2	66
Prince Rupert	10	1	6	-	5
Trail	52	47	56	- 48	91
Vancouver	4,365	4,380	3,659	- 7	5,093
Vernon	47	149	52	- 1	143
Victoria	1,002	669	671	-	1,000



## 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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