



DOMINION BUREAU OF STATISTICS
OTTAWA - CANADA



HOUSING BULLETIN NO. 7

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

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

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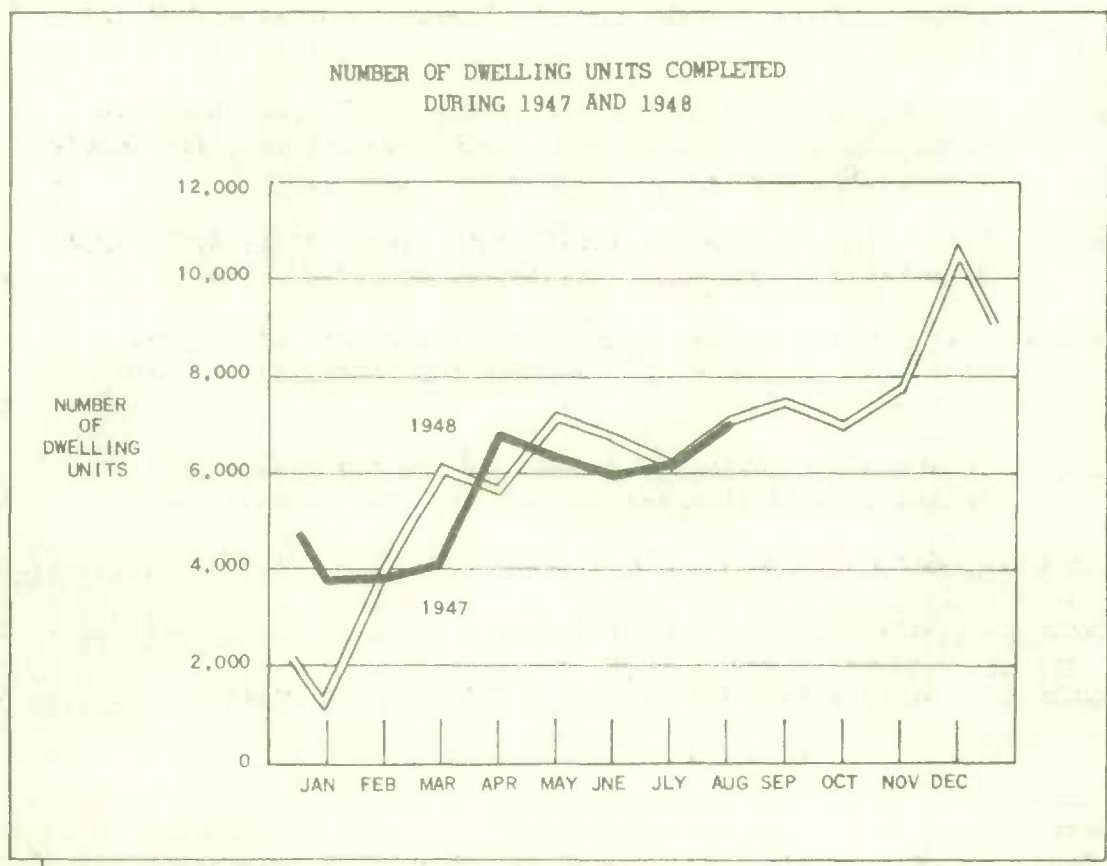
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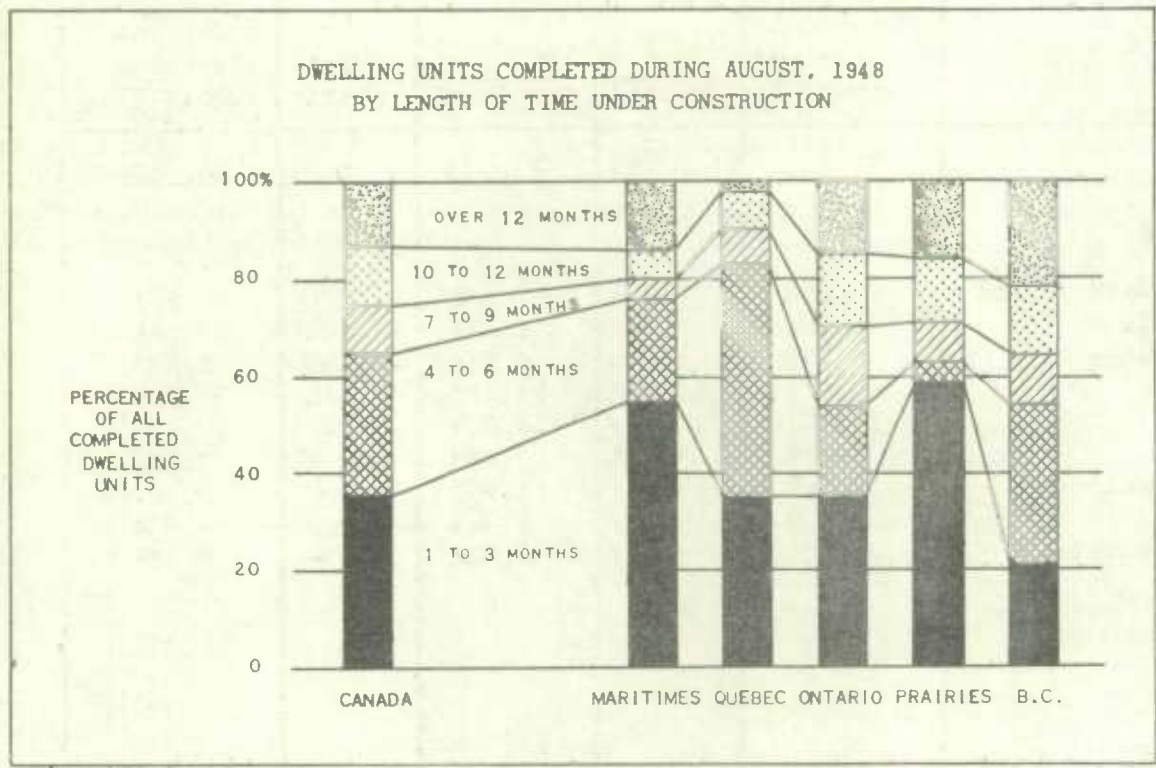
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The number of dwelling units completed in Canada in the first eight months of 1948 is estimated at 43,571. An increasing number of the completions are those which were commenced in 1948, and completions over the next few months should reflect the large numbers of dwellings started in April, May and June. Of the almost 7000 dwelling units completed during August, 65% were started within the last six months. The high rate of starts is continuing with construction commencing during August on more than 11,000 units.



The average length of time required to complete the dwelling units finished in August was 6.2 months, showing almost no change over the last two months. About one-quarter of the dwellings took more than 9 months to complete.

It is estimated from the types of dwellings being constructed that 28% of the dwelling units completed in the first eight months of 1948 are for rental purposes and that the remainder will be owner-occupied. The proportion of rental units has fallen from 30% for the first seven months and 32% for the first six indicating that a much larger proportion of the completions in the last two months are for owner-occupancy.



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 eight months of 1948

	Under construction January 1	Jan 1 to August 31		Adjust- ments	Under construction August 31
		Started	Completed		
CANADA	42,215	60,465	43,571	† 623	59,732
Provinces:					
Prince Edward Island	209	201	138	- 1	271
Nova Scotia	2,161	2,354	1,293	† 22	3,244
New Brunswick	736	1,696	832	- 13	1,537
Quebec	9,076	16,125	11,817	- 16	13,368
Ontario	17,243	19,284	16,214	† 167	20,480
Manitoba	2,315	3,894	2,483	- 4	3,722
Saskatchewan	1,469	2,341	1,453	† 64	2,421
Alberta	2,310	5,843	2,469	† 270	5,954
British Columbia	6,696	8,727	6,822	† 134	8,735
Metropolitan Areas:					
Halifax, N.S.	275	490	281	-	484
Saint John, N.B.	82	201	86	- 1	196
Montreal, Que.	4,434	7,914	5,341	† 23	7,030
Quebec, Que.	816	489	712	† 4	597
Hamilton, Ont.	887	872	746	† 32	1,045
London, Ont.	543	658	550	- 6	645
Ottawa, Ont.	973	772	781	- 6	958
Toronto, Ont.	3,467	3,815	2,488	- 4	4,790
Windsor, Ont.	535	553	411	-	677
Winnipeg, Man.	2,100	1,956	1,857	- 4	2,195
Vancouver, B.C.	4,365	5,312	4,369	† 7	5,315
Victoria, B.C.	1,002	805	821	† 7	993

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

	Under construction January 1	Jan 1 to August 31		Adjust- ments	Under construction August 31
		Started	Completed		
CANADA	42,215	60,465	43,571	↓ 623	59,732
urban	34,716	45,373	33,901	↑ 282	46,470
5000 or more	29,510	37,043	28,503	- 34	38,016
under 5000	5,206	8,330	5,398	↑ 316	8,454
rural	7,499	15,092	9,670	↑ 341	13,262
non-farm	6,314	11,347	7,694	↑ 48	10,015
farm	1,185	3,745	1,976	↑ 293	3,247
Maritime Provinces	3,106	4,251	2,313	↑ 8	5,052
urban	1,836	2,142	1,371	- 15	2,592
5000 or more	1,433	1,701	1,052	- 15	2,067
under 5000	403	441	319	-	525
rural	1,270	2,109	942	↑ 23	2,460
non-farm	991	1,598	820	↑ 23	1,792
farm	279	511	122	-	668
Quebec	9,076	16,125	11,817	- 16	13,368
urban	7,866	12,983	9,291	↑ 34	11,592
5000 or more	6,324	10,992	7,653	- 42	9,621
under 5000	1,542	1,991	1,638	↑ 76	1,971
rural	1,210	3,142	2,526	- 50	1,776
non-farm	984	2,620	1,922	- 50	1,632
farm	226	522	604	-	144
Ontario	17,243	19,284	16,214	↑ 167	20,480
urban	12,857	13,500	11,309	↑ 23	15,071
5000 or more	10,847	11,712	9,362	↑ 2	13,199
under 5000	2,010	1,788	1,947	↑ 21	1,872
rural	4,386	5,784	4,905	↑ 144	5,409
non-farm	3,795	4,658	4,030	↑ 75	4,498
farm	591	1,126	875	↑ 69	911
Prairie Provinces	6,094	12,078	6,405	↑ 330	12,097
urban	5,879	9,009	5,640	↑ 106	9,354
5000 or more	4,966	5,978	4,641	- 37	6,266
under 5000	913	3,031	999	↑ 143	3,088
rural	215	3,069	765	↑ 224	2,743
non-farm	126	1,521	390	-	1,257
farm	89	1,548	375	↑ 224	1,486
British Columbia	6,696	8,727	6,822	↑ 134	8,735
urban	6,278	7,739	6,290	↑ 134	7,861
5000 or more	5,940	6,660	5,795	↑ 58	6,863
under 5000	338	1,079	495	↑ 76	998
rural	418	988	532	-	874
non-farm	418	950	532	-	836
farm	..	38	-	-	38

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

	STARTS							
	Jan	Feb	March	April	May	June	July	Aug
CANADA	1,675	1,894	3,109	8,274	11,407	13,409	9,684	11,013
Provinces:								
Prince Edward Island	-	-	-	15	30	20	43	93
Nova Scotia	42	12	37	326	439	478	342	678
New Brunswick	11	-	3	146	530	484	346	176
Quebec	251	590	1,355	2,800	3,019	3,613	2,227	2,270
Ontario	610	397	796	2,845	3,762	3,740	3,773	3,361
Manitoba	51	21	53	231	958	1,043	582	955
Saskatchewan	48	21	9	116	460	697	474	516
Alberta	80	98	72	244	1,137	1,824	769	1,619
British Columbia	582	755	784	1,551	1,072	1,510	1,128	1,345

	COMPLETIONS							
	Jan	Feb	March	April	May	June	July	Aug
CANADA	3,736	3,778	4,055	6,729	6,284	5,946	6,073	6,970
Provinces:								
Prince Edward Island	9	-	27	36	6	18	14	28
Nova Scotia	64	105	82	129	191	345	99	278
New Brunswick	91	69	49	112	103	69	200	189
Quebec	564	798	1,525	1,978	1,267	1,556	2,067	2,062
Ontario	1,534	1,451	1,113	2,708	2,803	2,175	2,026	2,404
Manitoba	196	230	229	324	503	403	297	301
Saskatchewan	154	106	129	233	296	234	127	174
Alberta	260	340	255	361	426	329	196	302
British Columbia	864	679	646	848	689	817	1,047	1,232

Table 4.-- Monthly completions during the first eight 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	Aug
CANADA	7.3	7.1	7.5	7.7	7.2	6.8	6.1	6.2
Provinces:								
Prince Edward Island	7.3	-*	8.6	8.8	7.8	5.1	11.0	11.2
Nova Scotia	8.2	8.7	10.7	8.7	6.9	7.8	11.9	6.8
New Brunswick	6.1	7.3	8.8	7.1	4.9	7.5	3.3	3.2
Quebec	7.3	5.9	6.9	7.2	7.1	6.2	4.5	4.6
Ontario	7.1	6.9	7.3	7.4	6.7	7.1	7.4	6.8
Manitoba	6.0	7.0	7.5	8.7	8.2	7.9	7.6	4.8
Saskatchewan	7.4	7.6	7.6	8.7	7.9	6.2	6.2	6.5
Alberta	6.8	7.1	7.6	8.0	8.2	8.1	6.5	7.7
British Columbia	8.1	8.2	8.3	8.3	8.1	6.6	7.0	7.7
Metropolitan Areas:								
Halifax, N.S.	6.6	6.6	9.0	8.5	7.1	11.0	9.5	10.3
Saint John, N.B.	2.8	6.4	8.2	6.3	8.0	5.0	10.7	6.1
Montreal, Que.	8.0	5.8	7.6	7.6	7.5	6.6	7.3	6.2
Quebec, Que.	7.3	7.4	6.4	5.9	7.9	7.6	6.4	4.9
Hamilton, Ont.	8.2	9.1	8.8	8.3	8.8	10.2	8.9	9.8
London, Ont.	9.4	6.6	6.8	7.0	6.7	6.4	6.9	8.5
Ottawa, Ont.	7.7	6.6	7.2	7.2	8.5	10.7	9.0	9.1
Toronto, Ont.	7.2	6.9	7.9	7.5	10.0	8.9	8.5	8.2
Windsor, Ont.	6.9	6.5	7.2	5.0	7.3	6.9	7.7	6.4
Winnipeg, Man.	6.2	7.5	7.6	8.8	8.9	9.9	10.5	8.5
Vancouver, B.C.	8.2	8.3	8.4	8.3	8.3	7.6	7.1	7.1
Victoria, B.C.	8.8	9.0	8.8	8.8	7.6	7.8	8.0	9.5

* no completions

Table 5.- Dwelling units completed during August 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	6,970	2,491	1,949	716	824	857	133
Provinces:							
Prince Edward Island	28	4	2	1	-	21	-
Nova Scotia	278	60	83	14	17	36	68
New Brunswick	189	173	6	1	7	2	-
Quebec	2,062	723	985	138	176	40	-
Ontario	2,404	820	441	372	352	359	60
Manitoba	301	212	14	23	11	36	5
Saskatchewan	174	97	3	28	21	25	-
Alberta	302	144	14	14	69	61	-
British Columbia	1,232	258	401	125	171	277	-
Metropolitan Areas:							
Halifax, N.S.	40	-	4	12	16	8	-
Saint John, N.B.	13	7	-	1	5	-	-
Montreal, Que.	814	88	450	80	163	33	-
Quebec, Que.	70	29	30	1	8	2	-
Hamilton, Ont.	149	5	29	33	40	42	-
London, Ont.	33	-	9	12	11	1	-
Ottawa, Ont.	96	2	23	13	52	6	-
Toronto, Ont.	339	39	79	110	66	45	-
Windsor, Ont.	70	18	-	49	2	-	1
Winnipeg, Man.	114	27	14	22	11	35	5
Vancouver, B.C.	710	132	303	92	60	123	-
Victoria, B.C.	150	21	37	24	16	52	-

Table 6.- Dwelling units completed during August 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	36	29	10	12	13
Regions:						
Maritimes	100	55	21	4	6	14
Quebec	100	35	48	7	8	2
Ontario	100	35	19	16	15	15
Prairies	100	59	4	8	13	16
British Columbia	100	21	33	10	14	22

* 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 eight 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	43,571	35,410	2,290	876	4,916	79
Provinces:						
Prince Edward Island	138	118	-	-	20	-
Nova Scotia	1,293	1,153	-	4	136	-
New Brunswick	882	864	14	-	3	1
Quebec	11,817	5,470	1,984	821	3,479	63
Ontario	16,214	15,274	186	51	692	11
Manitoba	2,483	2,323	36	-	124	-
Saskatchewan	1,453	1,445	-	-	8	-
Alberta	2,469	2,371	20	-	78	-
British Columbia	6,822	6,392	50	-	376	4

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

	total	single dwellings	apartments or flats	other
CANADA	5,704	5,361	343	-
Provinces:				
Prince Edward Island	-	-	-	-
Nova Scotia	-	-	-	-
New Brunswick	171	171	-	-
Quebec	626	432	194	-
Ontario	2,482	2,358	124	-
Manitoba	603	603	-	-
Saskatchewan	651	651	-	-
Alberta	512	512	-	-
British Columbia	659	634	25	-

* Wartime Housing Limited and Housing Enterprises Limited

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

	Under construction January 1	Jan 1 to August 31		Adjust- ments	Under construction August 31
		Started	Completed		
Prince Edward Island:					
Charlottetown	59	66	61	-	64
Summerside	10	9	7	- 1	11
Nova Scotia:					
Amherst	9	55	6	-	58
Halifax	275	490	281	-	484
New Glasgow	32	25	12	-	45
Springhill	9	25	5	-	29
Stellarton	10	70	6	- 1	73
Sydney	532	156	170	-	518
Truro	67	82	76	-	73
Yarmouth	18	37	7	-	48
New Brunswick:					
Campbellton	91	8	91	-	8
Edmundston	19	39	36	- 1	21
Fredericton	123	239	107	- 11	244
Moncton	97	199	101	-	195
Saint John	82	201	86	- 1	196
Quebec:					
Asbestos	13	76	38	-	51
Chicoutimi	15	68	27	-	56
Drummondville	45	88	87	-	46
Granby	87	79	118	- 2	46
Grand'Mere	27	129	57	- 4	95
Hull	108	89	111	- 1	85
Joliette	64	90	83	-	71
Jonquiere	36	70	34	-	72
Kenogami	4	23	5	-	22
Lachute	5	61	18	- 16	32
La Tuque	15	1	9	-	7
Magog	10	29	23	-	16
Montreal	4,434	7,914	5,341	+ 23	7,030
Quebec	816	489	712	+ 4	597
Rimouski	33	89	47	-	75
Riviere du Loup	18	19	20	-	17
Rouyn	36	-	-	-	36
St. Hyacinthe	48	92	61	- 1	78
St. Jean	28	66	34	-	60
St. Jerome	29	94	55	-	68
St. Joseph d'Alma	10	65	10	-	65
St. Joseph de Grantham	9	93	40	-	62

	Under construction January 1	Jan 1 to August 31		Adjust- ments	Under construction August 31
		Started	Completed		
Quebec: (Concl'd)					
Shawinigan Falls	62	138	77	- 14	109
Sherbrooke	129	351	235	+ 1	246
Sorel	11	5	12	-	4
Thetford Mines	4	35	13	-	26
Trois Rivières	119	538	186	- 30	441
Valleyfield	28	66	43	- 2	49
Victoriaville	81	135	157	-	59
Ontario:					
Barrie	50	95	60	-	85
Belleville	116	228	115	-	229
Brampton	47	21	45	-	23
Brantford	228	147	210	-	165
Brockville	28	17	27	-	18
Chatham	143	122	117	-	148
Cobourg	29	28	31	-	26
Collingwood	82	22	88	-	16
Cornwall	63	102	83	+ 1	83
Dundas	11	21	12	-	20
Fort Erie	19	59	15	- 1	62
Fort Frances	22	29	25	-	26
Fort William	124	230	110	-	244
Galt	172	80	154	-	98
Guelph	163	84	148	-	99
Hamilton	887	872	746	+ 32	1,045
Hawkesbury	5	19	9	-	15
Ingersoll	33	17	23	- 3	24
Kenora	49	21	38	-	32
Kingston	153	120	137	-	136
Kitchener	422	385	293	+ 5	519
Leamington	39	42	46	-	35
Lindsay	74	34	79	-	29
London	543	658	550	- 6	645
Midland	70	23	73	-	20
Niagara Falls	189	206	189	- 12	194
North Bay	46	109	40	- 3	112
Orillia	36	63	45	+ 3	57
Oshawa	156	170	163	- 1	162
Ottawa	973	772	781	- 6	958
Owen Sound	88	112	115	-	85
Parry Sound	3	9	2	-	10
Pembroke	23	49	26	-	46
Peterborough	164	286	158	- 2	290
Port Arthur	97	219	105	-	211
Port Colborne	22	15	15	-	22
Port Hope	74	22	78	-	18
Preston	43	9	37	- 1	14

	Under construction January 1	Jan 1 to August 31		Adjustments	Under construction August 31
		Started	Completed		
Ontario: (Concl'd)					
Kenfrew	10	22	10	-	22
St. Catharines	293	403	274	- 6	416
St. Thomas	35	122	35	-	122
Sarnia	215	343	240	-	318
Sault Ste. Marie	188	219	219	-	188
Simcoe	40	42	47	-	35
Smith's Falls	9	24	6	-	27
Stratford	52	49	50	-	51
Sudbury	64	143	99	- 2	106
Thorold	36	63	33	- 1	65
Timmins	106	25	121	-	10
Toronto	3,467	3,815	2,488	- 4	4,790
Trenton	110	112	107	-	115
Welland	82	163	110	+ 9	144
Whitby	45	19	43	-	21
Windsor	535	553	411	-	677
Woodstock	74	78	81	-	71
Manitoba:					
Brandon	63	128	84	-	107
Portage la Prairie	26	1	26	-	1
Winnipeg	2,100	1,956	1,857	- 4	2,195
Saskatchewan:					
Moose Jaw	110	116	94	-	132
North Battleford	65	54	44	-	75
Prince Albert	63	110	64	- 2	107
Regina	337	169	322	- 7	177
Saskatoon	436	440	436	- 14	426
Swift Current	64	66	68	- 6	56
Weyburn	7	69	8	-	68
Yorkton	59	115	54	-	120
Alberta:					
Calgary	706	1,084	671	-	1,119
Edmonton	581	1,330	632	- 4	1,275
Lethbridge	173	198	158	-	213
Medicine Hat	176	162	123	-	215
British Columbia:					
Kamloops	53	30	59	-	24
Kelowna	103	121	145	- 1	78
Nanaimo	177	128	145	-	160
Nelson	16	20	17	-	19
Prince George	115	22	108	- 2	27
Prince Rupert	10	1	6	-	5
Trail	52	61	67	+ 48	94
Vancouver	4,365	5,312	4,369	+ 7	5,315
Vernon	47	160	58	- 1	148
Victoria	1,002	805	821	+ 7	993

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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