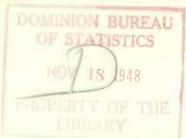
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DOMINION BUREAU OF STATISTICS

OTTAWA - CANADA

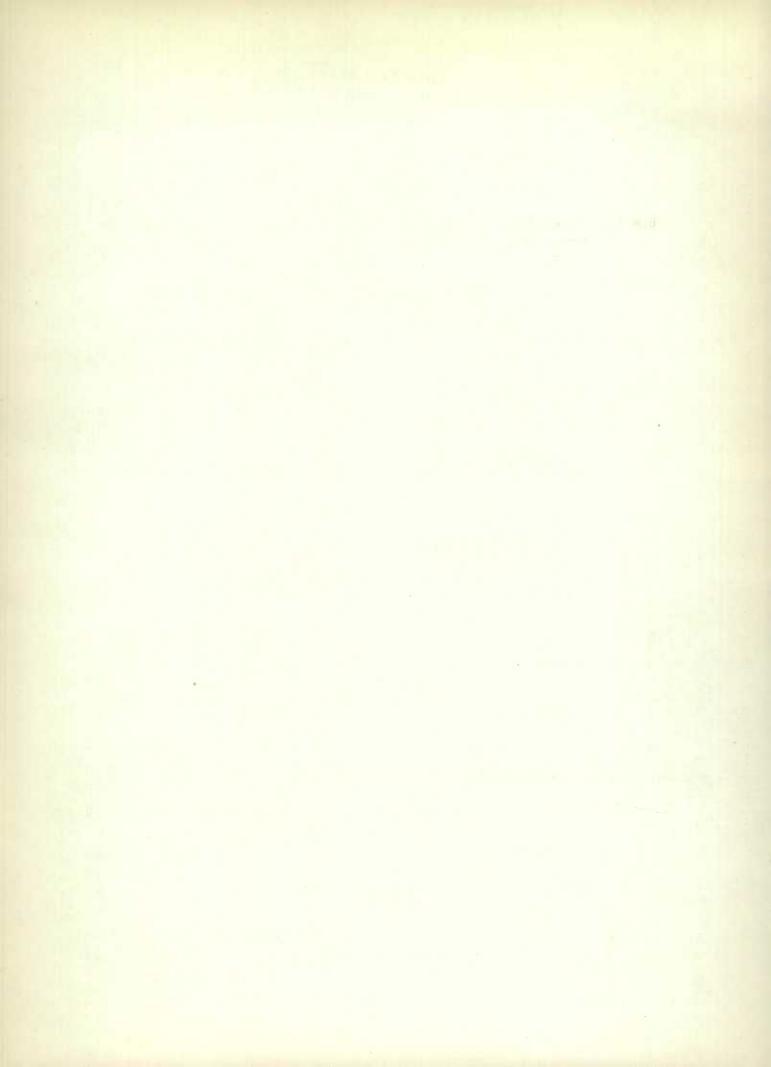




# HOUSING BULLETIN NO. 9

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

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



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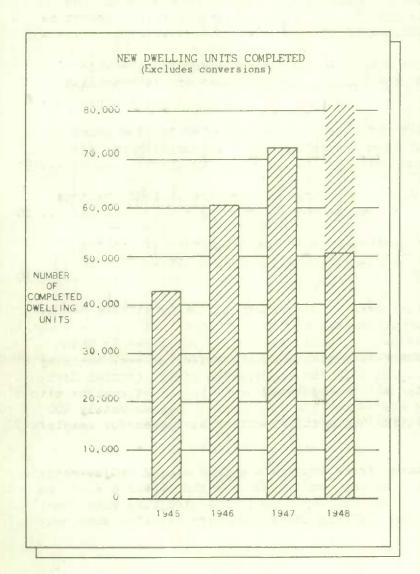
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# DOMINION BUREAU OF STATISTICS HOUSING RESEARCH SECTION CENTRAL RESEARCH AND DEVELOPMENT STAFF

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#### HOUSING BULLETIN NO. 9

The number of dwelling units completed in Canada in the first nine months of 1948 is estimated at 50,238. With the continuing good weather, more attention is being given to starting new dwellings and closing them in than to completing the dwellings already under construction. The number of

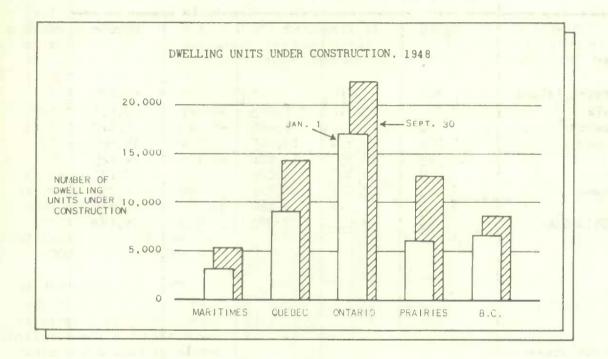


dwelling units started in September exceeded the mumber completed and the mumber under construction had increased to 63,656 units by the end of the month. However, it is expected that larger numbers will be completed in the last three months of the year and that the total for 1948 will reach 80,000.

The average length of time required to complete a dwelling unit dropped to 5.4 months for the dwellings completed during the month of September. There has been little change in the completion time in the larger urban centres. However, the low national average reflects the activity in the small towns and rural areas. Where there are now less than 3,000 units started before January 1st and not yet completed and the average completion time is about 4 months.

It is estimated from the types of dwelling units being constructed that 27% of the dwelling units completed in the first nine months of 1948 are for rental purposes and that the remainder will be owneroccupied. It has been estimated that in February, 1948, 38% of all dwelling units in Canada were for rental purposes. (See Housing Bulletin No. 8)

Since April, starts have exceeded completions every month and the number of units under construction in Canada has increased by more than 21,000 from January 1 to September 30, distributed over all regions. The prairie provinces show the greatest increase where the number under construction has more than doubled in nine months. The table shows the increases for each of the five regions.



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 emimerated 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 nine months of 1948

Canada 42,215 71,116 50,238 † 563 63,69  Provinces:  Prince Edward Island 209 214 143 - 1 22 Nova Scotia 2,161 2,686 1,443 † 27 3,4 New Brunswick 736 2,037 1,148 - 13 1,6 Quebec 9,076 19,204 13,805 - 21 14,4 Ontario 17,243 22,957 17,888 † 117 22,4 Manitoba 2,315 4,447 3,020 - 5 3,7 Alberta 2,310 7,318 3,160 † 267 6,7 British Columbia 6,696 9,626 7,870 † 132 8,5  Metropolitan Areas:  Metropolitan Areas:  Halifax, N.S. 275 602 313 † 5 55 Saint John, N.B. 82 235 92 - 1 22 Romontreal, Que. 4,434 9,191 5,892 † 22 7,7 Quebec, Que. 816 550 748 † 4 66 Lamilton, Ont. 887 1,042 935 † 30 1,00 London, Ont. 01 543 735 581 - 6 60 Ottawa, Ont. 973 919 852 - 6 1,00 Vindsor, Ont. 973 919 852 - 6 1,00 Vindsor, Ont. 973 919 852 - 6 1,00 Vindsor, Ont. 93,467 4,600 2,883 - 5 1,00 Vindsor, Ont. 9355 728 443 - 5 Vinnipeg, Man. 2,100 2,466 2,041 - 5 2,55		Under con- struction	Jan. 1 t	o Sept. 30	Adjust-	Under con- struction
Provinces:  Prince Edward Island Nova Scotia Nova Scotia 2,161 2,686 1,443 1 27 3,4 1,148 1 13 1,6 2,037 1,148 1 13 1,6 2,037 1,148 1 13 1,6 2,037 1,148 1 13 1,6 2,037 1,148 1 13 1,6 2,037 1,148 1 13 1,6 2,037 1,148 1 17 22,4 3,020 25 3,7 3,020 25 3,7 3,020 25 3,7 3,020 25 3,7 3,160 2,627 1,761 2,627 3,160 2,337 3,160 2,637 3,160 2,37 3,16			Started	Completed		Sept. 30
Prince Edward Island Nova Scotia Nova Scotia Prince Edward Island Prince Edward Prince Edward Prince Edward Prince Edward Prince Prince Edward Prince Prince Edward Prince Prince Edward Prince	Canada	42,215	71,116	50,238	† 563	63,656
Nova Scotia	Provinces:				2 1 119	
New Brunswick Quebec 9,076 19,204 13,805 - 21 14,4	Prince Edward Island					279
Quebec 9,076 19,204 13,805 - 21 14,4 Ontario 17,243 22,957 17,888 † 117 22,4 Annitoba 2,315 4,447 3,020 - 5 3,7 1,761 † 60 2,3 Alberta 2,310 7,318 3,160 † 267 6,7 British Columbia 6,696 9,626 7,870 † 132 8,5 Montreal, Que 4,434 9,191 5,892 † 22 7,7 Quebec, Que 816 550 748 † 4 Goldward 1,042 935 † 30 1,0 Condon, Ont 887 1,042 935 † 30 1,0 Condon, Ont 973 919 852 - 6 1,00 Condon, Ont 973 919 873	Nova Scotia					3,431
Ontario       17,243       22,957       17,888       † 117       22,4         Manitoba       2,315       4,447       3,020       - 5       3,7         Saskatchewan       1,469       2,627       1,761       † 60       2,3         Alberta       2,310       7,318       3,160       † 267       6,7         British Columbia       6,696       9,626       7,870       † 132       8,5         Metropolitan Areas:       82       235       92       - 1       22       8,5         Montreal, Que.       82       235       92       - 1       22       7,7       22       22       7,7       22       22       7,7       22						1,612
Manitoba 2,315 4,447 3,020 - 5 3,7 4 60 2,33						14,454
Saskatchewan   1,469   2,627   1,761   1 60   2,3						
Metropolitan Areas:  Halifax, N.S. 275 602 313 † 5 5 5 5 5 9 1 1 1 1 1 2 2 2 2 1 1 2 2 2 2 2 2 2 2					- 5	3,737
Metropolitan Areas:  Halifax, N.S. 275 602 313 † 5 5 5 5 5 9 1 1 1 1 1 2 2 2 2 1 1 2 2 2 2 2 2 2 2					† 60	2,395
Metropolitan Areas:  Halifax, N.S. 275 602 313 \ 5 5 5 5 5 5 1 728 443					1 '	6,735
Halifax, N.S. 275 602 313 † 5 55 5aint John, N.B. 82 235 92 - 1 22 7.7 Quebec, Que. 816 550 748 † 4 66 Hamilton, Ont. 887 1.042 935 † 30 1.00 London, Ont. 973 919 852 - 6 1.00 2.883 - 5 5.1 Windsor, Ont. 535 728 443 - 8 Winnipeg, Man. 2.100 2.466 2.041 - 5 2.55						
Saint John, N.B.  Montreal, Que.  Quebec, Que.  Hamilton, Ont.  S87  London, Ont.  S87  Toronto, Ont.  Mindsor, Ont.  S87  S82  235  92  748  4  4  6  748  4  6  748  748  748	Metropolitan Areas:		1.1			4 = =
Montreal, Que. 4,434 9,191 5,892 7,77 Quebec, Que. 816 550 748 4 4 66 Hamilton, Ont. 887 1,042 935 7 30 1,0 London, Ont. 543 735 581 - 6 60 Cttawa, Ont. 973 919 852 - 6 1,0 Toronto, Ont. 3,467 4,600 2,883 - 5 5,1 Windsor, Ont. 535 728 443 - 8 Winnipeg, Man. 2,100 2,466 2,041 - 5 2,55	Halifax, N.S.				+ 5	569
Quebec, Que.       816       550       748       4       6         Hamilton, Ont.       887       1,042       935       4       30       1,0         London, Ont.       543       735       581       -       6       6         Ottawa, Ont.       973       919       852       -       6       1,0         Toronto, Ont.       3,467       4,600       2,883       -       5       5,1         Windsor, Ont.       535       728       443       -       8         Winnipeg, Man.       2,100       2,466       2,041       -       5       2,5						224
Hamilton, Ont. 887 1,042 935 7 30 1,0 1,0 1,0 1,0 1,0 1,0 1,0 1,0 1,0 1,						7.755
London, Ont. 543 735 581 - 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6						622
Ottawa, Ont. 973 919 852 - 6 1.0 Toronto, Ont. 3,467 4,600 2,883 - 5 5,1 Windsor, Ont. 535 728 443 - 8 Winnipeg, Man. 2,100 2,466 2,041 - 5 2,55						691
Toronto, Ont. 3,467 4,600 2,883 - 5 5,1 Windsor, Ont. 535 728 443 - 8 Winnipeg, Man. 2,100 2,466 2,041 - 5 2,5						1,034
Windsor, Ont. 535 728 443 - 8 Winnipeg, Man. 2,100 2,466 2,041 - 5 2,5						5,179
Winnipeg, Man. 2,100 2,466 2,041 - 5 2,5						820
	•					2,520
Vancouver, B.C. 4,365 5,897 4,969 7 7 5.3		4,365	5,897	4,969		5,300
10110001001					1 7	1.028

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

		Under con- struction	jan. 1 t	o Sept. 30	Adjust-	Under construction
urban         34,716         53,612         38,604         ‡ 267         49,991           5000 or more         29,510         43,951         32,115         49,991           under 5000         5,206         9,661         6,489         ‡ 316         8,694           rural         7,499         17,504         11,634         ‡ 296         13,665           non-farm         1,185         4,161         2,478         ‡ 293         3,166           Maritime Provinces         3,106         4,937         2,734         ‡ 13         5,322           urban         1,433         2,666         1,640         10         2,872           5000 or more         1,433         2,666         1,640         10         2,872           under 5000         403         622         478         -         547           rural         1,270         2,251         1,094         23         2,450           non-farm         991         1,740         820         23         1,934           farm         279         511         274         -         516           quebec         9,076         19,204         13,805         -         21         14,454			Started	Completed	ments	Sept. 30
urban         34,716         53,612         38,604         ‡ 267         49,991           5000 or more         29,510         43,951         32,115         49,991           under 5000         5,206         9,661         6,489         ‡ 316         8,694           rural         7,499         17,504         11,634         ‡ 296         13,665           non-farm         1,185         4,161         2,478         ‡ 293         3,166           Maritime Provinces         3,106         4,937         2,734         ‡ 13         5,322           urban         1,433         2,666         1,640         10         2,872           5000 or more         1,433         2,666         1,640         10         2,872           under 5000         403         622         478         -         547           rural         1,270         2,251         1,094         23         2,450           non-farm         991         1,740         820         23         1,934           farm         279         511         274         -         516           quebec         9,076         19,204         13,805         -         21         14,454	Canada	42,215	71,116	50,238	+ 563	63,656
5000 or more   29,510   \$\frac{1}{3},951   32,115   - \$\frac{1}{9}   \$\frac{1}{4},297   \$\frac{1}{2},661   \$\frac{1}{6},489   \$\frac{1}{3},366   \$\frac{1}{3},366   \$\frac{1}{3},366   \$\frac{1}{3},366   \$\frac{1}{3},346   \$\frac{1}{3},346   \$\frac{1}{3},346   \$\frac{1}{3},346   \$\frac{1}{3},346   \$\frac{1}{3},346   \$\frac{1}{3},466   \$\frac{1}{3},346   \$\frac{1}{3},466   \$\frac{1}{3},346   \$\frac{1}{3},466   \$\frac{1}{3},346   \$\frac{1}{3},466   \$\frac{1}{3},346   \$\frac{1}{3},466   \$\frac{1}{3},466	urban	34.716	53,612	38.604	+ 267	
under 5000 rural r	5000 or more				= 49	
rural 7,499 17,504 11,634 1 296 13,665 10,504 ferm 1,185 4,161 2,478 4 293 3,161 Maritime Provinces 3,106 4,937 2,734 1 13 2,325 urban 1,836 2,686 1,640 10 2,325 5000 or more 1,433 2,064 1,162 10 2,325 1,934 farm 279 511 274 510 2						
non-farm						
Maritime Provinces					9	
Maritime Provinces urban 1,836 2,686 1,640 1,162 10 2,872 5000 or more 1,433 2,064 1,162 1,094 2,251 1,094 2,251 1,094 2,251 1,094 2,251 1,094 2,251 1,094 2,251 1,094 2,251 1,094 2,251 1,094 2,251 1,094 2,251 1,094 2,251 1,094 2,251 1,094 2,251 1,094 2,251 1,094 2,251 1,094 2,251 1,094 2,251 1,094 2,274 - 516 2,192 2,193 2						
urban         1,836         2,686         1,040         - 10         2,872           5000 or more         1,433         2,064         1,162         - 10         2,325           rural         1,270         2,251         1,094         23         2,450           non-farm         991         1,740         820         23         1,934           farm         279         511         274         -         516           Quebec         9,076         19,204         13,805         - 21         14,454           urban         7,866         15,084         10,647         4 29         12,332           5000 or more         6,324         12,771         869         - 47         10,439           under 5000         1,542         2,313         2,038         † 76         1,893           rural         1,210         4,120         3,158         - 50         2,122           non-farm         284         3,504         2,526         - 50         2,122           ortario         17,243         22,957         17,888         † 117         22,429           urban         12,857         16,156         12,572         † 18         16,459     <						
1,433						
under 5000         403         622         478         -         547           rural         1,270         2,251         1,094         23         2,450           non-farm         991         1,740         820         4         23         2,450           non-farm         279         511         274         -         516         -         114,454         -         2313         2,934         -         271         -         21         14,454         -         -         21         14,454         -         -         21         14,454         -         -         516         -         21         14,454         -         -         21         14,454         -         -         21         14,454         -         21         22         313         -         21         14,454         -         21         23         332         -         21         14,454         -         23         138         -         76         1,832         -         21         22         3038         +         76         1,833         -         21         22         2038         +         76         1,893         -         21         2         21 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>						
rural 1,270 2,251 1,094					= 10	
non-farm farm         991         1,740         820         1 23         1,934         516           Quebec         9,076         19,204         13,805         - 21         14,454         10,647         29         12,332         12,332         10,647         29         12,332         10,439         10,439         10,439         10,439         12,332         10,439         10,439         10,439         12,332         10,439         10,439         10,439         10,439         12,332         10,439         10,439         10,439         12,332         10,436         10,439         10,43	-					, ,
farm         279         511         274         -         516           Quebec         9.076         19,204         13,805         -         21         14,454           urban         7,866         15,084         10,647         4         29         12,332           5000 or more         6,324         12,771         8,609         -         47         10,439           under 5000         1,542         2,313         2,038         †         76         1,893           rural         1,210         4,120         3,158         -         50         2,122           non-farm         984         3,504         2,526         -         50         1,912           farm         226         616         632         -         210           Ontario         17,243         22,957         17,888         †         117         22,429           urban         12,857         16,156         12,572         †         18         16,459           5000 or more         10,847         14,170         10,511         -         3         14,503           rural         4,386         6,801         5,316         †         21         1,95						
Quebec 9,076 19,204 13,805 - 21 14,454 10,000 or more 6,324 12,771 8,609 - 47 10,439 12,332 12,371 8,609 - 47 10,439 12,332 12,120 3,158 - 50 2,122 10,120 12,120 1	non-farm				+ 23	
urban       7,866       15,084       10,647       \$\frac{1}{2}\$       \$\frac{1}{2}\$ </td <td>farm</td> <td>279</td> <td>511</td> <td>274</td> <td>-</td> <td>516</td>	farm	279	511	274	-	516
urban       7,866       15,084       10,647       4       29       12,332         5000 or more       6,324       12,771       8,609       -       47       10,439         under 5000       1,542       2,313       2,038       †       76       1,893         rural       1,210       4,120       3,158       -       50       2,122         non-farm       984       3,504       2,526       -       50       1,912         farm       226       616       632       -       50       1,912         urban       12,857       16,156       12,572       †       18       16,459         5000 or more       10,347       14,170       10,511       -       3       14,503         under 5000       2,010       1,986       2,061       †       21       1,956         rural       4,386       6,801       5,316       †       99       5,970         non-farm       3,795       5,432       4,399       †       30       1,858         farm       5,879       11,369       317       †       69       1,112         Prairie Provinces       6,094       14,392 <td>Quebec</td> <td>9,076</td> <td>19,204</td> <td>13,805</td> <td>- 21</td> <td>14,454</td>	Quebec	9,076	19,204	13,805	- 21	14,454
5000 or more under 5000       6.324       12.771       8.609       - 47       10.439         under 5000       1.542       2.313       2.038       † 76       1.893         rural       1,210       4,120       3,158       - 50       2,122         non-farm       984       3.504       2.526       - 50       1,912         farm       226       616       632       - 50       1,912         urban       12.857       16.156       12.572       † 18       16,459         5000 or more       10.847       14.170       10.511       - 3       14.503         under 5000       2.010       1.986       2.061       † 21       1.956         rural       4.386       6.801       5.316       † 99       5.970         non-farm       3.795       5.432       4.399       † 30       4.858         farm       591       1.369       917       † 69       1.112         Prairie Provinces       6.094       14.392       7.941       † 322       12.867         urban       5.879       11.162       6.559       † 98       10.580         5000 or more       4.966       7.501       5.273 <td< td=""><td>urban</td><td>7,866</td><td>15,084</td><td>10.647</td><td>+ 29</td><td>12,332</td></td<>	urban	7,866	15,084	10.647	+ 29	12,332
under 5000         1,542         2,313         2,038         1,76         1,893           rural         1,210         4,120         3,158         - 50         2,122           non-farm         984         3,504         2,526         - 50         1,912           farm         226         616         632         - 50         1,912           farm         226         616         632         - 50         1,912           urban         12,857         16,156         12,572         18         16,459           5000 or more         10,847         14,170         10,511         - 3         14,503           under 5000         2,010         1,986         2,061         21         1,956           rural         4,386         6,801         5,316         4,99         5,970           non-farm         5,879         1,369         917         69         1,112           Prairie Provinces         6,094         14,392         7,941         322         12,867           urban         5,879         11,162         6,559         498         10,580           5,000         913         3,661         1,286         1143         3,431 <td>5000 or more</td> <td></td> <td>12,771</td> <td></td> <td></td> <td></td>	5000 or more		12,771			
rural       1,210       4,120       3,158       - 50       2,122         non-farm       984       3,504       2,526       - 50       1,912         farm       226       616       632       - 210         Ontario       17,243       22,957       17,888       † 117       22,429         urban       12,857       16,156       12,572       † 18       16,459         5000 or more       10,847       14,170       10,511       - 3       14,503         under 5000       2,010       1,986       2,061       † 21       1,956         rural       4,386       6,801       5,316       † 99       5,970         non-farm       3,795       5,432       4,399       † 30       4,858         farm       591       1,369       917       † 69       1,112         Prairie Provinces       6,094       14,392       7,941       † 322       12,867         uban       5,879       11,162       6,559       † 98       10,580         5000 or more       4,966       7,501       5,273       – 45       7,149         under 5000       913       3,661       1,286       † 143       3,431						
non-farm         984         3,504         2,526         - 50         1,912         210           Ontario         17,243         22,957         17,888         † 117         22,429           urban         12,857         16,156         12,572         † 18         16,459           5000 or more         10,847         14,170         10.511         - 3         14,503           under 5000         2,010         1,986         2,061         † 21         1,956           rural         4,386         6,801         5,316         † 99         5,970           non-farm         3,795         5,432         4,399         † 30         4,858           farm         591         1,369         317         † 69         1,112           Prairie Provinces         6,094         14,392         7,941         † 322         12,867           urban         5,879         11,162         6,559         † 98         10,580           5000 or more         4,966         7,501         5,273         45         7,149           under 5000         913         3,661         1,286         † 143         3,431           rural         89         1,627         655						
farm         226         616         632         -         210           Ontario         17,243         22,957         17,888         † 117         22,429           urban         12,857         16,156         12,572         † 18         16,459           5000 or more         10,847         14,170         10,511         -         3         14,553           under 5000         2,010         1,986         2,061         † 21         1,956           rural         4,386         6,801         5,316         † 99         5,970           non-farm         3,795         5,432         4,399         † 30         4,858           farm         591         1,369         917         † 69         1,112           Prairie Provinces         6,094         14,392         7,941         † 322         12,867           uban         5,879         11,162         6,559         † 98         10,580           5000 or more         4,966         7,501         5,273         - 45         7,149           under 5000         913         3,661         1,286         † 143         3,431           rural         126         1,603         727         - 1,002	non-farm					
urban       12,857       16,156       12,572       18       16,459         5000 or more       10,847       14,170       10,511       - 3       14,503         under 5000       2,010       1,986       2,061       21       1,956         rural       4,386       6,801       5,316       99       5,970         non-farm       3,795       5,432       4,399       30       4,858         farm       591       1,369       317       69       1,112         Prairie Provinces       6,094       14,392       7,941       322       12,867         urban       5,879       11,162       6,559       98       10,580         5000 or more       4,966       7,501       5,273       - 45       7,149         under 5000       913       3,661       1,286       143       3,431         rural       126       1,603       727       - 1,002         farm       89       1,627       655       224       2,287         non-farm       6,696       9,626       7,870       132       8,584         urban       6,278       8,524       7,186       132       7,748 <t< td=""><td></td><td></td><td></td><td>1</td><td>-</td><td></td></t<>				1	-	
urban       12,857       16,156       12,572       18       16,459         5000 or more       10,847       14,170       10,511       - 3       14,503         under 5000       2,010       1,986       2,061       21       1,956         rural       4,386       6,801       5,316       99       5,970         non-farm       3,795       5,432       4,399       30       4,858         farm       591       1,369       317       69       1,112         Prairie Provinces       6,094       14,392       7,941       322       12,867         urban       5,879       11,162       6,559       98       10,580         5000 or more       4,966       7,501       5,273       - 45       7,149         under 5000       913       3,661       1,286       143       3,431         rural       126       1,603       727       - 1,002         farm       89       1,627       655       224       2,287         non-farm       6,696       9,626       7,870       132       8,584         urban       6,278       8,524       7,186       132       7,748 <t< td=""><td>Ontario</td><td>17,243</td><td>22,957</td><td>17,888</td><td>1 117</td><td>22,429</td></t<>	Ontario	17,243	22,957	17,888	1 117	22,429
5000 or more under 5000       10,847       14,170       10,511       - 3       14,503         rural non-farm farm       4,386       6,801       5,316       99       5,970         non-farm farm       5,91       1,369       917       99       5,970         rurban farm       5,879       11,162       6,559       198       10,580         5000 or more under 5000       14,966       7,501       5,273       - 45       7,149         under 5000       913       3,661       1,286       143       3,431         rural non-farm farm       126       1,603       727       - 1,002         farm       89       1,627       655       224       2,287         British Columbia under 5000 or more under 5000 or more under 5,940       6,278       8,524       7,186       132       7,748         5000 or more under 5000 under 5000 under 5000 under 5000 under 5,940       7,445       6,560       56       6,881         under 5000 under 50						
under 5000       2,010       1,986       2,061       † 21       1,956         rural       4,386       6,801       5,316       † 99       5,970         non-farm       3,795       5,432       4,399       † 30       4,858         farm       591       1,369       917       † 69       1,112         Prairie Provinces       6,094       14,392       7,941       † 322       12,867         urban       5,879       11,162       6,559       † 98       10,580         5,879       11,162       6,559       † 98       10,580         5,879       11,162       6,559       † 98       10,580         5,879       11,162       6,559       † 98       10,580         7,501       5,273       - 45       7,149         under 5000       913       3,661       1,286       † 143       3,431         rural       126       1,603       727       -       1,002         farm       89       1,627       655       † 132       8,584         urban       6,278       8,524       7,186       † 132       7,748         5,940       7,445       6,560       † 56       6,						
rural   14,386   6,801   5,316   799   5,970     non-farm   591   1,369   317   69   1,112     Prairie Provinces   6,094   14,392   7,941   322   12,867     urban   5,879   11,162   6,559   7,149     under 5000   913   3,661   1,286   7,149     under 5000   913   3,661   1,286   7,143     rural   215   3,230   1,382   224   2,287     non-farm   126   1,603   727   7,002     farm   89   1,627   655   224   1,285     British Columbia   6,696   9,626   7,870   7,186   7,748     5000 or more   5,940   7,445   6,560   56   6,881     under 5000   338   1,079   626   7,676   867     rural   418   1,102   684   - 836     non-farm   418   1,064   684   - 798     Total   418   1,						
non-farm farm       3.795       5.432       4.399       30       4.858         farm       591       1.369       917       69       1.112         Prairie Provinces       6.094       14.392       7.941       322       12.867         urban       5,879       11.162       6.559       4.98       10.580         5000 or more       4.966       7.501       5.273       45       7.149         under 5000       913       3.661       1.286       4.143       3.431         rural       215       3.230       1.382       4.224       2.287         non-farm       126       1.603       727       -       1.002         farm       89       1.627       655       224       1.285         British Columbia       6.696       9.626       7.870       132       8.584         urban       6.278       8.524       7.186       132       7.748         5000 or more       5.940       7.445       6.560       56       6.881         under 5000       338       1.079       626       76       867         rural       418       1.064       684       -       836      <						
farm       591       1,369       917       † 69       1,112         Prairie Provinces       6.094       14,392       7,941       † 322       12,867         urban       5,879       11,162       6,559       † 98       10,580         5000 or more       4,966       7,501       5,273       - 45       7,149         under 5000       913       3,661       1,286       † 143       3,431         rural       215       3,230       1,382       † 224       2,287         non-farm       126       1,603       727       1,002       7       1,285         British Columbia       6,696       9,626       7,870       † 132       8,584         urban       6,278       8,524       7,186       † 132       7,748         5000 or more       5,940       7,445       6,560       † 56       6,881         under 5000       338       1,079       626       † 76       867         rural       418       1,102       684       -       836         non-farm       418       1,064       684       -       798						
Prairie Provinces       6.094       14.392       7.941          † 322       12.867         urban       5.879       11.162       6.559          † 98       10.580         5000 or more       4.966       7.501       5.273          – 45       7.149         under 5000       913       3.661       1.286          † 143       3.431         rural       215       3.230       1.382          † 224       2.287         non-farm       126       1.603       727          – 1.002         farm       89       1.627       655          † 224       2.287         British Columbia       6.696       9.626       7.870          † 132       8.584         urban       6.278       8.524       7.186          † 132       7.748         5000 or more       5.940       7.445       6.560          † 56       6.881         under 5000       338       1.079       626          † 76       867         rural       418       1.102       684          – 836         non-farm       418       1.064       684          – 798						
1,162   6,559   98   10,580   5000 or more   4,966   7,501   5,273   45   7,149   143   3,431   1,286   1,286   1,286   1,287   1,002   1,627   655   224   2,287   1,002   1,627   655   224   1,285   1,627   655   224   1,285   1,627   655   224   1,285   1,627   6,560   1,627   1,002   1,00						
5000 or more under 5000       4,966       7,501       5,273       - 45       7,149         under 5000       913       3,661       1,286       1 143       3,431         rural       215       3,230       1,382       224       2,287         non-farm       126       1,603       727       - 1,002         farm       89       1,627       655       224       1,285         British Columbia       6,696       9,626       7,870       132       8,584         urban       6,278       8,524       7,186       132       7,748         5000 or more       5,940       7,445       6,560       56       6,881         under 5000       338       1,079       626       76       867         rural       418       1,102       684       -       836         non-farm       418       1,064       684       -       798						
under 5000       913       3,661       1,286       143       3,431         rural       215       3,230       1,382       224       2,287         non-farm       126       1,603       727       1,002         farm       89       1,627       655       224       1,285         British Columbia       6,696       9,626       7,870       132       8,584         urban       6,278       8,524       7,186       132       7,748         5000 or more       5,940       7,445       6,560       56       6,881         under 5000       338       1,079       626       76       867         rural       418       1,102       684       -       836         non-farm       418       1,064       684       -       798						10,580
rural non-farm 126 1,603 1,382 1,382 1,002 1,002 1,002 1,002 1,002 1,002 1,002 1,002 1,002 1,002 1,002 1,002 1,002 1,002 1,003 1,003 1,003 1,003 1,003 1,003 1,003 1,004 1,003 1,004 1,004 1,004 1,004 1,008 1,008 1,009 1,008 1,008 1,009 1,008 1,008 1,009 1,008 1,008 1,009 1,008 1,008 1,009 1,008 1,008 1,009 1,008 1,008 1,009 1,008						7,149
non-farm farm       126       1,603       727       -       1,002         farm       89       1,627       655       ‡ 224       1,285         British Columbia       6,696       9,626       7,870       ‡ 132       8,584         urban       6,278       8,524       7,186       ‡ 132       7,748         5000 or more       5,940       7,445       6,560       ‡ 56       6,881         under 5000       338       1,079       626       ‡ 76       867         rural       418       1,102       684       -       836         non-farm       418       1,064       684       -       798	under 5000					
farm       89       1,627       655       † 224       1,285         British Columbia       6,696       9,626       7,870       † 132       8,584         urban       6,278       8,524       7,186       † 132       7,748         5000 or more       5,940       7,445       6,560       † 56       6,881         under 5000       338       1,079       626       † 76       867         rural       418       1,102       684       -       836         non-farm       418       1,064       684       -       798	rural			1,382	+ 224	2,287
British Columbia  urban  5,278  5,940  0,626  7,870  132  8,584  7,186  132  7,748  5,940  7,445  6,560  5,600  6,881  1,079  1,	non-farm			727		
urban     6,278     8,524     7,186     ‡ 132     7,748       5000 or more     5,940     7,445     6,560     ‡ 56     6,881       under 5000     338     1,079     626     ‡ 76     867       rural     418     1,102     684     -     836       non-farm     418     1,064     684     -     798	farm	89	1,627	655	\$ 554	1,285
urban     6,278     8,524     7,186     ‡ 132     7,748       5000 or more     5,940     7,445     6,560     ‡ 56     6,881       under 5000     338     1,079     626     ‡ 76     867       rural     418     1,102     684     -     836       non-farm     418     1,064     684     -     798	British Columbia	6,696	9,626	7.870	+ 132	8,584
5000 or more     5,940     7,445     6,560     \$ 56     6,881       under 5000     338     1,079     626     \$ 76     867       rural     418     1,102     684     -     836       non-farm     418     1,064     684     -     798	urban					
under 5000     338     1,079     626     \$\frac{1}{2}\$     \$\frac{1}{2}\$       rural     \$\frac{1}{4}18\$     1,102     684     -     836       non-farm     \$\frac{1}{4}18\$     1,064     684     -     798						
rural 418 1,102 584 - 836 non-farm 418 1,064 684 - 798						
non-farm 418 1,064 684 - 798					-	
				004		

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

					START	S			
	Jan	Feb	March	April	May	June	July	August	Sept.
CANADA	1,675	1,894	3,109	8,274	11,407	13,409	9,684	11,013	10,651
Provinces:								2.12	
Prince Edward Island	_	_	207	15	30	20	43	93	13
Nova Scotia	42	12	31	326	439			678	332
New Brunswick	11	2000	3	146	530	484	346		341
Quebec	251	590	1,355	2,800	3,019	3.613	2,227		3,079
Ontario	610	397	796				3.773		3,673
Manitoba	51	21	53		958	1,043		955	553
Saskatchewan	48	21	9	116	460	697	474	516	286
Alberta	80	98	72	5/1/1	1,137	1,824	769	1,619	
British Columbia	582	755	,	1,551	1,072		1	1,345	899

				C	OMPLETI	ONS			
	Jan	Feb	March	April	Ney	June	July	August	Sept.
CANADA	3,736	3,778	4,055	6,729	6,284	5,946	6,073	6,970	6,667
Provinces						1	-45		
Prince Edward Island Nova Scotia	9 64	105	27	36 129	6	18 345	14 99	28 278	5 150
New Brunswick	91	69		112	103	69	200	189	266
Quebec Ontario	564 1,534	798 1,451	1,525	1,978	1,267	1,556	2,067	2,062	1,988
Maniteba	196	230	229	324	503	403	297	301	537
Saskatchewan	154	106	-	233	296	234	127	174	308
Alberta	260	340	255	361	426	329	196	302	691
British Columbia	864	679		848	689		1.047	1,232	1,048

Table 4.- Monthly completions during the first nine months of 1948

by average length of time under construction,

for provinces and metropolitan areas

			Avera		e unde	r Censt	ructie	n	
	Jan	Feb	March	April	May	June	July	August	Sept.
CANADA	7.3	7.1	7.5	7.7	7.2	6.8	6.1	6.2	5.4
Provinces:									
Prince Edward Island Nova Scetia New Brunswick Quebec Ontarie Manitoba Saskatchewan Alberta British Columbia	7.3 8.2 6.1 7.3 7.1 6.3 8.1	8.7 7.3 5.9 7.0 7.6 7.1 8.2	8.6 10.7 8.8 6.9 7.3 7.5 7.6 8.3	8.7 7.1 7.2 7.4 8.7 8.7	7.8 6.9 4.9 7.1 6.7 8.2 7.9 8.1	5.1 7.5 7.9 6.1 7.92 8.1 6.6	11.0 11.9 3.3 4.5 7.4 7.6 6.2 6.5 7.0	11.2 6.8 3.2 4.6 6.8 4.8 7.7	4.8 7.5 4.2 7.0 5.3 4.8 6.3
Metropolitan Areas: Halifax, N.S. Saint John, N.B.	6.5	6.6	9.0		7.1 8.0	11.0 5.0	9.5	10·3 6.1	7.4 10.8
Montreal, Ques Quebec, Ques Hamilton, Onts London, Onts Ottawa, Onts Toronto, Onts Windsor, Onts Winnipeg, Mans Vancouver, B.U. Victoria, B.C.	\$.0 7.3 8.4 7.7 6.9 8.8	5.8 7.4 9.6 6.6 9.5 6.3 9.0	7.6 6.4 8.8 6.8 7.9 7.6 8.4 8.8	5.9 8.3 7.0 7.5 5.0 8.8 8.3	7.5 7.9 8.8 6.7 8.5 10.0 7.3 8.9 8.3	6.6 7.6 10.2 6.4 10.7 8.9 9.9 7.8	7.3 6.4 8.9 6.9 9.0 8.5 7.7 10.5 7.1 8.0	6.2 9.8 9.5 9.5 9.5 9.5 9.5 9.5 9.5 9.5 9.5 9.5	6.3 4.2 9.1 6.5 9.7 7.5 7.8 6.3 10.1

<sup>\*</sup> no completions

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

			mont	hs		l year	
	Total	1-3	4-6	7=9	10-12	or more	unknown
CANADA	6,667	2,483	5° 718	559	546	500	131
Provinces						-	
Prince Edward Island Nova Scotia New Brunswick Quebec Ontario Manitoba Saskatchewan Alberta British Columbia	5 150 266 1,988 1,674 537 308 691 1,048	2 31 110 938 436 210 147 272 337	2 41 104 838 468 208 113 316 358	13 44 141 220 5 2 26 108	1 9 52 228 59 31 66 94	22 2 19 225 55 15 11 151	97
Metropolitan Areas:  Halifax, N.S. Saint John, N.B. Montreal, Que. Quebec, Que. Hamilton, Ont. London, Ont. Ottawa, Ont. Toronto, Ont. Windsor, Ont. Windsor, Ont. Winnipeg, Man. Vancouver, B.C. Victoria, B.C.	32 6 551 36 189 31 71 395 32 184 600 94	2 23 20 7 88 15 31 156	14 363 7 48 21 14 89 3 76 254	13 128 27 3 1 115 1 4 85 16	2 <b>6</b> 45 6 59 7 42 62 9 18 30 17	3 -35 -7 41 4 55 75 33	600 600 600 600 600 711 711 710 810

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

			mon	ths		1 year
	Total	1-3	4-6	7-9	10-12	or more
	K	%	Z	76	1/2	%
CANADA	100	38	-37	9	8	g
Regions:						
Maritimes	100	37	38	15	14 mars	6
Quebec	100	47	42	7	3 14	1
Ontario	100	28	30	14	14	14
Prairies	100	41	42	2	10	5
British Columbia	100	32	34	10	9	15

<sup>★</sup> 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 nine 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	50,238	40,875	2,732	983	5,549	99
Provinces:						
Prince Edward Island	143	123		-	20	_
Nova Scotia	1,443	1,291	•	14	148	_
New Brunswick	1,148	1,025	118	-	ц	1
Quebec	13,805	6,697	2,202	928	3,898	80
Ontario	17,888	16,823	194	51	806	14
Manitoba	3,020	2,859	36	_	125	-
Saskatchewan	1,761	1,753	_	_	g	-
Alberta	3,160	2,929	122	-	109	
British Columbia	7,870	7.375	60		431	14

Table 3.- Rental units completed under the management of

Central Mortgage and Housing Corporation

during the first nine months of 1948

	Paul Pr	total	sin dwel		aparts or fl		other
CANADA		6,140	5.	726	411	+	
Provinces							
Prince Edward Island		-		410			-
Nova Scotia		della		-	-		_
New Brunswick		171		171	-	-	-
Quebec				432	230		0.2
Ontario		2,598	2,	439	159		-
Manitoba		603		603	_		_
Saskatchewan		715 556		715 556	-		ries
Alberta		556		556	-		_
British Columbia		835		810	25		_

<sup>\*</sup> Wartime Housing Limited and Housing Enterprises Limited

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

The Section 1972 And Address of the	Under con- struction	Jan 1 t	o Sept. 30	Adjust-	Under con- struction
	January 1	Started	Completed	ments	Sept. 30
Prince Edward Island:				- 1	
Charlottetown	59	74	66	-	67
Summerside	10	14	7	- 1	67 16
Nova Scotia:					
Amherst	9	55	6		58
Halifax	275	602	313	† 5	569
New Glasgow	32	64	13	-00	83
Springhill	9	29	56	-	33
Stellarton	10	70		- 1	73
Sydney	532	182	189	-	525
Truro	67	107	90	-	84
Yarmouth	18	护护	11	-	51
New Brunswick:					
Campbellton	91	63	95 36	-	59
Edmundston	19	53		- 1	35
Fredericton	123	260	107	- 11	265
Moneton	97	212	126	-	183
Saint John	82	235	92	- 1	224
Quebec:					4, 16,
Asbestos	13	130	69	- 4	70
Chicoutimi	15	76	43	-	48
Drummondville	45	96	104	_	37
Granby	87	92	121	- 2	56
Grand Mere	27	139	85	- 4	77
Hull	108	111	121	- 1	97
Joliette	64	110	90	-	814
Jonquiere	36	92	64	_	64
Kenogami	14	24	70	- 16	21
Lachute La Tuque	5 15	72 39	38 14		23
Magog	10	29	27	93	12
Montreal	4,434	9,191	5,892	1 22	7.755
Quebec	816	550	748	1 22	622
Rimouski	33	118	71	T _	80
Riviere du Loup	18	27	36	100	9
Rouyn	36	7	_	æ	36
St. Hyacinthe	48	108	65	- 1	90
St. Jean	28	84	43	_	69
St. Jerome	29	101	60		70
St. Joseph d'Alma	10	97	53		54
St. Joseph de Granthen	9	98	49	-	58

	Under con-	Jan. 1 t	o Sept. 30	1244	Under cor
	struction January 1	Started	Completed	Adjust- ments	Sept. 30
Quebec: (concl'd)					energenetes
Shawinigan Falls	62	166	87	- 14	116
Sherbrooke	129	155 394		+ 1	
	11	374	271	T -	253
Sorel Wines	11	41	13 13		
Thetford Mines Trois Rivieres	119	567	210	= 30	32 446
Valleyfield	28	72	43	= 2	55
Victoriaville	81	150	172		59
Ontario:					Valceso
Barrie	50	113	70	-	93
Belleville	116	295	131	D T-	280
Brampton	47	21	45	_	23
Brantford	228	267	230	-	265
Brockville	28	19	27	co	20
Chathem	143	146	127	_	162
Cobourg	29	61	35	_	55
Collingwood	82	28	89	-	21
Cornwall	63	125	96	1	93
Dundas	11	21	17	_	15
Fort Erie	19	61	20	- 1	59
Fort Frances	22	32	27	-	27
Fort William	124	246	127	-	243
Galt	172	87	158	m10	101
Guelph	163	133	160	-	136
Hamilton	887	1,042	935	+ 30	1,024
Hawke sbury	5	19	9	Ţ.	15
Ingersoll	33	24	26	- 4	27
Kenora	49	21	38 149	_	32 147
Kingston	153 422			1 =	588
Kitchener		508	347	1 5	
Leamington	39 74	40	53 82 -	_	33 32
Lindsay London	543	735	581	- 6	691
Midland	70	24	74	_	20
Miagara Falls	189	258	209	- 11	227
North Bay	46	114		- 3	100
Orillia	36	92	57 46	+ 3	85
Oshawa	156	179	179	- 1	155
Ottawa	973	919	852	- 6	1,034
Owen Sound	88	117	117	-	88
Parry Sound	3	11	6	_	8
Pembroke	23	57	31	-	49
Peterborough	164	298	158	- 2	302
Fort Arthur	97	249	128	-	218
Port Colborne	22	15	15	wip	22
Port Hope	74	29	85	-	18
Preston	43	21	37	- 1	26

	Under con- struction January 1	Jan. 1 to Sept. 30		Adjust-	Under con- struction
		Started	Completed	ments	Sept. 30
Ontario: (concl'd)	mare a				
Renfrew	10	29	12	***	27
St. Catharines	293	433	309	- 6	411
St. Thomas	35	128	46	- 2	115
Sarnia	215	483	254		444
Sault Ste. Marie	188	279	230	_	237
Simcoe	40	52	50	40	42
Smith's Falls	9		8		34
Stratford	52	33 84	51	80	85
Sudbury	64	143	116	- 2	89
Thorold	36	92	37	- 1	90
Timmins	106	29	121	_	14
Toronto	3,467	14,600	2,883	- 5	5,179
Trenton	110	140	135		115
Welland	82	191	119	1 9	163
Whitby	45	21	43	_	23
Windsor	535	728	443	200	820
Woodstock	714	88	81	3000	81
Manitoba:					
Brandon	63	168	87	_	144
Portage La Prairie	26	4	27	-	3
Winnipeg	2,100	2,466	2,041	- 5	2,520
Saskatchewan:		-els			1 96
Moose Jaw	110	134	111	- 1	132
North Battleford	65	57	53		69
Prince Albert	63	148	64	- 2	145
Regina	337	249	338	= 8	240
Saskatoon	436	473	499	- 16	394
Swift Current	64	92	76	= 6	74
Weyburn	50	70	9	cat	68
Yorkton	59	121	65	ova:	115
Alberta: Calgary	706	1,317	805	_ 7	1,215
Edmonton	581	1,768	765	= 3	1,580
Lethbridge	173	5,100	162		253
Medicine Hat	176	192	171	-	197
British Columbia:					5.0
Kamloops	53	33	62	- 2	55
Kelowna	103	140	151	= 1	91
Nanaimo	177	145	158	int.	164
Nelson	16	21	17	203	20
Frince George	115	55	133	- 2	2
Prince Rupert	10	1	6	-	5
Trail	52	86	76	# 48	110
Vancouver	4,365	5,897	11,969		5,300
Vernon	47	166	73	= 1	139
Victoria	1,002	934	915	+ 7	1,028

#### 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 centain 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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