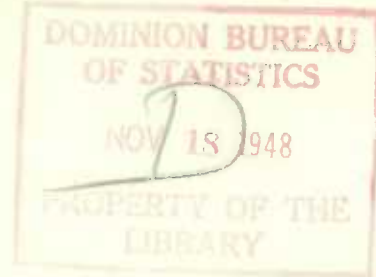


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DOMINION BUREAU OF STATISTICS
OTTAWA - CANADA



HOUSING BULLETIN NO. 9

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

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MINISTER OF TRADE AND COMMERCE

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DOMINION BUREAU OF STATISTICS
HOUSING RESEARCH SECTION
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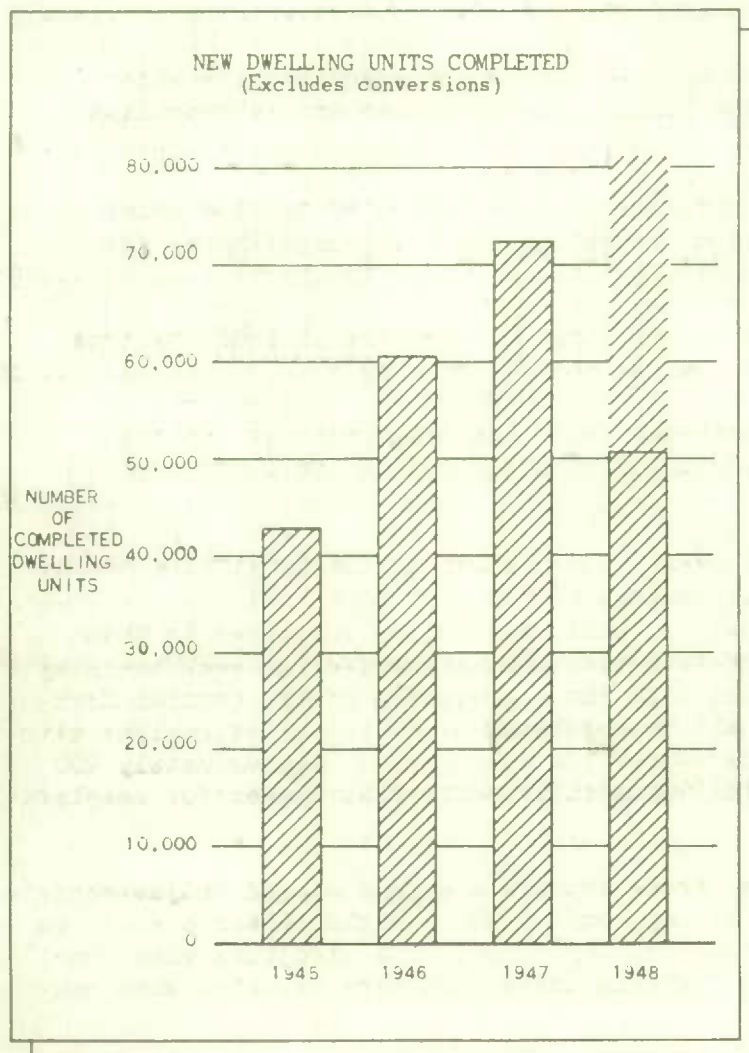
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HOUSING BULLETIN NO. 9

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 number completed and the number 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.

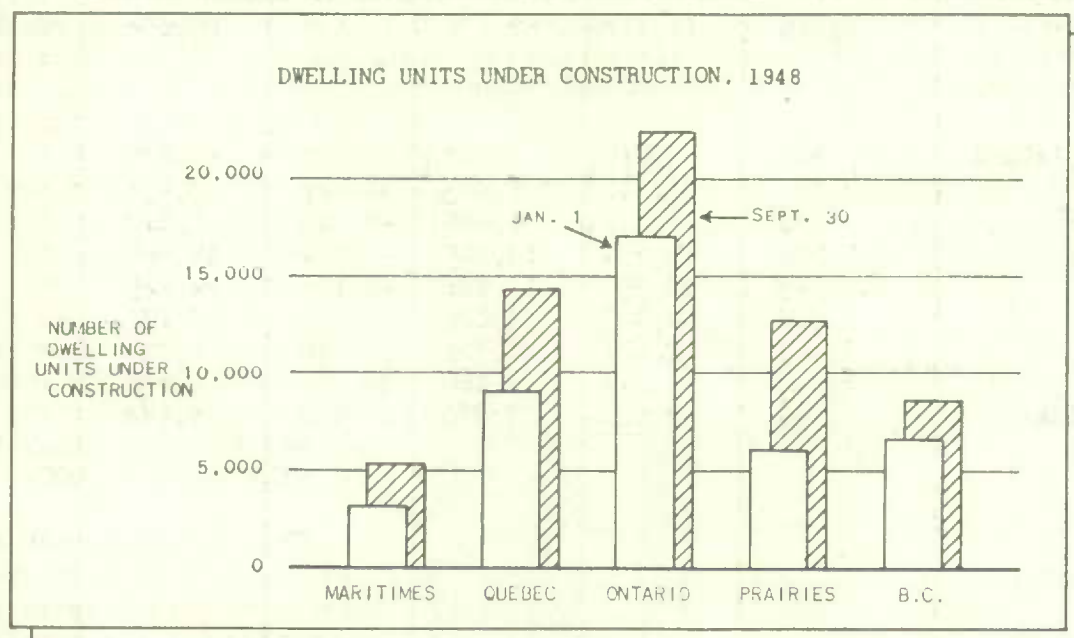


The average length of time required to complete a dwelling unit dropped to 5.4 months for the dwellings completed during the month of September. There has been little change in the completion time in the larger urban centres. However, the low national average reflects the activity in the small towns 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 owner-occupied. 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 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 nine months of 1948

	Under construction January 1	Jan. 1 to Sept. 30		Adjust- ments	Under construction Sept. 30
		Started	Completed		
Canada	42,215	71,116	50,238	+ 563	63,656
Provinces:					
Prince Edward Island	209	214	143	- 1	279
Nova Scotia	2,161	2,686	1,443	+ 27	3,431
New Brunswick	736	2,037	1,148	- 13	1,612
Quebec	9,076	19,204	13,805	- 21	14,454
Ontario	17,243	22,957	17,888	+ 117	22,429
Manitoba	2,315	4,447	3,020	- 5	3,737
Saskatchewan	1,469	2,627	1,761	+ 60	2,395
Alberta	2,310	7,318	3,160	+ 267	6,735
British Columbia	6,696	9,626	7,870	+ 132	8,584
Metropolitan Areas:					
Halifax, N.S.	275	602	313	+ 5	569
Saint John, N.B.	82	235	92	- 1	224
Montreal, Que.	4,434	9,191	5,892	+ 22	7,755
Quebec, Que.	816	550	748	+ 4	622
Hamilton, Ont.	887	1,042	935	+ 30	1,024
London, Ont.	543	735	581	- 6	691
Ottawa, Ont.	973	919	852	- 6	1,034
Toronto, Ont.	3,467	4,600	2,883	- 5	5,179
Windsor, Ont.	535	728	443	-	820
Winnipeg, Man.	2,100	2,466	2,041	- 5	2,520
Vancouver, B.C.	4,365	5,897	4,969	+ 7	5,300
Victoria, B.C.	1,002	934	915	+ 7	1,028

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

	Under construction January 1	Jan. 1 to Sept. 30		Adjust- ments	Under construction Sept. 30
		Started	Completed		
Canada	42,215	71,116	50,238	† 563	63,656
urban	34,716	53,612	38,604	† 267	49,991
5000 or more	29,510	43,951	32,115	- 49	41,297
under 5000	5,206	9,661	6,489	† 316	8,694
rural	7,499	17,504	11,634	† 296	13,665
non-farm	6,314	13,343	9,156	† 3	10,504
farm	1,185	4,161	2,478	† 293	3,161
Maritime Provinces	3,106	4,937	2,734	† 13	5,322
urban	1,836	2,686	1,640	- 10	2,872
5000 or more	1,433	2,064	1,162	- 10	2,325
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
urban	7,866	15,084	10,647	† 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
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	- 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	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
farm	-	38	-	-	38

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

	STARTS								
	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:									
Prince Edward Island	-	-	-	15	30	20	43	93	13
Nova Scotia	42	12	37	326	439	478	342	678	332
New Brunswick	11	-	3	146	530	484	346	176	341
Quebec	251	590	1,355	2,800	3,019	3,613	2,227	2,270	3,079
Ontario	610	397	796	2,845	3,762	3,740	3,773	3,361	3,673
Manitoba	51	21	53	231	958	1,043	582	955	553
Saskatchewan	48	21	9	116	460	697	474	516	286
Alberta	80	98	72	244	1,137	1,824	769	1,619	1,473
British Columbia	582	755	784	1,551	1,072	1,510	1,128	1,345	899

	COMPLETIONS								
	Jan	Feb	March	April	May	June	July	August	Sept.
CANADA	3,736	3,778	4,055	6,729	6,284	5,946	6,073	6,970	6,667
Provinces:									
Prince Edward Island	9	-	27	36	6	18	14	28	5
Nova Scotia	64	105	82	129	191	345	99	278	150
New Brunswick	91	69	49	112	103	69	200	189	266
Quebec	564	798	1,525	1,978	1,267	1,556	2,067	2,062	1,988
Ontario	1,534	1,451	1,113	2,708	2,803	2,175	2,026	2,404	1,674
Manitoba	196	230	229	324	503	403	297	301	537
Saskatchewan	154	106	129	233	296	234	127	174	308
Alberta	260	340	255	361	426	329	196	302	691
British Columbia	864	679	646	848	689	817	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

	Average Time under Construction (in months)								
	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	7.3	*	8.6	8.8	7.8	5.1	11.0	11.2	4.8
Nova Scotia	8.2	8.7	10.7	8.7	6.9	7.8	11.9	6.8	7.1
New Brunswick	6.1	7.3	8.8	7.1	4.9	7.5	3.3	3.2	4.6
Quebec	7.3	5.9	6.9	7.2	7.1	6.2	4.5	4.6	4.2
Ontario	7.1	6.9	7.3	7.4	6.7	7.1	7.4	6.8	7.0
Manitoba	6.0	7.0	7.5	8.7	8.2	7.9	7.6	4.8	5.3
Saskatchewan	7.4	7.6	7.6	8.7	7.9	6.2	6.2	6.5	4.2
Alberta	6.3	7.1	7.6	8.0	8.2	8.1	6.5	7.7	4.8
British Columbia	8.1	8.2	8.3	8.3	8.1	6.6	7.0	7.7	6.3
Metropolitan Areas:									
Halifax, N.S.	6.6	6.6	9.0	8.5	7.1	11.0	9.5	10.3	7.4
Saint John, N.B.	2.8	6.4	8.2	6.3	8.0	5.0	10.7	6.1	10.8
Montreal, Que.	8.0	5.8	7.6	7.6	7.5	6.6	7.3	6.2	6.3
Quebec, Que.	7.3	7.4	6.4	5.9	7.9	7.6	6.4	4.9	4.2
Hamilton, Ont.	8.2	9.1	8.8	8.3	8.8	10.2	8.9	9.8	9.1
London, Ont.	9.4	6.6	6.8	7.0	6.7	6.4	6.9	8.5	6.5
Ottawa, Ont.	7.7	6.6	7.2	7.2	8.5	10.7	9.0	9.1	9.7
Toronto, Ont.	7.2	6.9	7.9	7.5	10.0	8.9	8.5	8.2	7.7
Windsor, Ont.	6.9	6.5	7.2	5.0	7.3	6.9	7.7	6.4	6.5
Winnipeg, Man.	5.2	7.6	7.6	8.8	8.9	9.9	10.5	8.5	7.8
Vancouver, B.C.	8.2	8.3	8.4	8.3	8.3	7.6	7.1	7.1	6.3
Victoria, B.C.	8.8	9.0	8.8	8.8	7.6	7.8	8.0	9.5	10.1

* no completions

Table 5.- Dwelling units completed during September 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	6,667	2,483	2,448	559	546	500	131
Provinces:							
Prince Edward Island	5	2	2	-	1	-	-
Nova Scotia	150	31	41	13	9	22	34
New Brunswick	266	110	104	44	6	2	-
Quebec	1,988	938	838	141	52	19	-
Ontario	1,674	436	468	220	228	225	97
Manitoba	537	210	208	5	59	55	-
Saskatchewan	308	147	113	2	31	15	-
Alberta	691	272	316	26	66	11	-
British Columbia	1,048	337	358	108	94	151	-
Metropolitan Areas:							
Halifax, N.S.	32	-	14	13	2	3	-
Saint John, N.B.	6	-	-	-	6	-	-
Montreal, Que.	551	2	363	128	45	13	-
Quebec, Que.	36	23	7	-	6	-	-
Hamilton, Ont.	189	20	48	27	59	35	-
London, Ont.	31	-	21	3	7	-	-
Ottawa, Ont.	71	7	14	1	42	7	-
Toronto, Ont.	395	88	89	115	62	41	-
Windsor, Ont.	32	15	3	1	9	4	-
Winnipeg, Man.	184	31	76	4	18	55	-
Vancouver, B.C.	600	156	254	85	30	75	-
Victoria, B.C.	94	13	15	16	17	33	-

Table 6.- Dwelling units completed during September 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	38	37	9	8	8
Regions:						
Maritimes	100	37	38	15	4	6
Quebec	100	47	42	7	3	1
Ontario	100	28	30	14	14	14
Prairies	100	41	42	2	10	5
British Columbia	100	32	34	10	9	15

* 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	-	4	148	-
New Brunswick	1,148	1,025	118	-	4	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	-	-	8	-
Alberta	3,160	2,929	122	-	109	-
British Columbia	7,870	7,375	60	-	431	4

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

	total	single dwelling	apartments or flats	other
CANADA	6,140	5,726	414	-
Provinces				
Prince Edward Island	-	-	-	-
Nova Scotia	-	-	-	-
New Brunswick	171	171	-	-
Quebec	662	432	230	-
Ontario	2,598	2,439	159	-
Manitoba	603	603	-	-
Saskatchewan	715	715	-	-
Alberta	556	556	-	-
British Columbia	835	810	25	-

* 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

	Under construction January 1	Jan 1 to Sept. 30		Adjust- ments	Under construction Sept. 30
		Started	Completed		
Prince Edward Island:					
Charlottetown	59	74	66	-	67
Summerside	10	14	7	- 1	16
Nova Scotia:					
Amherst	9	55	6	-	58
Halifax	275	602	313	+ 5	569
New Glasgow	32	64	13	-	83
Springhill	9	29	5	-	33
Stellarton	10	70	6	- 1	73
Sydney	532	182	189	-	525
Truro	67	107	90	-	84
Yarmouth	18	44	11	-	51
New Brunswick:					
Campbellton	91	63	95	-	59
Edmundston	19	53	36	- 1	35
Fredericton	123	260	107	- 11	265
Moncton	97	212	126	-	183
Saint John	82	235	92	- 1	224
Quebec:					
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	-	84
Jonquiere	36	92	64	-	64
Kenogami	4	24	7	-	21
Lachute	5	72	38	- 16	23
La Tuque	15	39	14	-	40
Magog	10	29	27	-	12
Montreal	4,434	9,191	5,892	+ 22	7,755
Quebec	816	550	748	+ 4	622
Rimouski	33	118	71	-	80
Riviere du Loup	18	27	36	-	9
Rouyn	36	-	-	-	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 Grantham	9	98	49	-	58

	Under construction January 1	Jan. 1 to Sept. 30		Adjust- ments	Under construction Sept. 30
		Started	Completed		
Quebec: (concl'd)					
Shawinigan Falls	62	155	87	- 14	116
Sherbrooke	129	394	271	+ 1	253
Sorel	11	8	13	-	6
Thetford Mines	4	41	13	-	32
Trois Rivières	119	567	210	- 30	446
Valleyfield	28	72	43	- 2	55
Victoriaville	81	150	172	-	59
Ontario:					
Barrie	50	113	70	-	93
Belleville	116	295	131	-	280
Brampton	47	21	45	-	23
Brantford	228	267	230	-	265
Brockville	28	19	27	-	20
Chatham	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	-	101
Guelph	163	133	160	-	136
Hamilton	887	1,042	935	+ 30	1,024
Hawkesbury	5	19	9	-	15
Ingersoll	33	24	26	- 4	27
Kenora	49	21	38	-	32
Kingston	153	143	149	-	147
Kitchener	422	508	347	+ 5	588
Leamington	39	47	53	-	33
Lindsay	74	40	82	-	32
London	543	735	581	- 6	691
Midland	70	24	74	-	20
Niagara Falls	189	258	209	- 11	227
North Bay	46	114	57	- 3	100
Orillia	36	92	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	-	22
Port Hope	74	29	85	-	18
Preston	43	21	37	- 1	26

	Under construction January 1	Jan. 1 to Sept. 30		Adjust- ments	Under construction Sept. 30
		Started	Completed		
Ontario: (concl'd)					
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	-	42
Smith's Falls	9	33	8	-	34
Stratford	52	84	51	-	85
Sudbury	64	143	116	- 2	89
Thorold	36	92	37	- 1	90
Timmins	106	29	121	-	14
Toronto	3,467	4,600	2,883	- 5	5,179
Trenton	110	140	135	-	115
Welland	82	191	119	1/10 9	163
Whitby	45	21	43	-	23
Windsor	535	728	443	-	820
Woodstock	74	88	81	-	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:					
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	7	70	9	-	68
Yorkton	59	121	65	-	115
Alberta:					
Calgary	706	1,317	805	- 3	1,215
Edmonton	581	1,768	765	- 4	1,580
Lethbridge	173	242	162	-	253
Medicine Hat	176	192	171	-	197
British Columbia:					
Kamloops	53	33	62	- 2	22
Kelowna	103	140	151	- 1	91
Nanaimo	177	145	158	-	164
Nelson	16	21	17	-	20
Prince George	115	22	133	- 2	2
Prince Rupert	10	1	6	-	5
Trail	52	86	76	1/10 48	110
Vancouver	4,365	5,897	4,969	1/10 7	5,300
Vernon	47	166	73	- 1	139
Victoria	1,002	934	915	1/10 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 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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