

Subsection 2.—Housing Activities in 1963-64

Housing starts in Canada reached their second highest annual volume in 1963 and increased again in the first eight months of 1964. The 1963 total of 148,624 units, substantially in excess of the previous year's figure of 130,095, was surpassed only in 1958 when starts on all types of dwellings numbered 164,632. Total investment in new housing in 1963 amounted to \$1,713,000,000, 7.9 p.c. more than in 1962. Between the first of January and the end of August 1964, housing starts in municipalities of 5,000 or more population totalled 78,318 units, nearly 11 p.c. above the figure for the same period of 1963.

The high level of starts since the beginning of 1963 reflected an accelerated program of apartment construction in many Canadian cities. Starts on these dwellings, a large number of which were financed by conventional mortgage loans, totalled 59,680 in 1963, an increase of 46 p.c. over the 1962 total of 40,935. The upward swing continued into 1964, reaching 43,888 in the first eight months, a rise of 26 p.c. over the same period of 1963.

Although starts on single detached dwellings were lower during the first eight months of 1963 than in the similar period of 1962, they were very high in the last three months of the year, so that the total for 1963 reached 77,158, a figure nearly 4 p.c. above the 1962 volume. This late-year increase was mainly attributable to the introduction of the Federal Government's house-building incentive program which provided a cash payment of \$500 to the first owner of houses built during the winter months—Dec. 1, 1963 to Apr. 15, 1964; nearly 30,000 dwellings qualified for the bonus. An increase in the maximum amounts of National Housing Act loans authorized in the summer of 1963 and an extended program of direct lending by CMHC in the fall also contributed to the record level of starts in the usual off-season period.

15.—Dwelling Units Started and Completed, by Type of Financing, 1954-63 and by Region, 1962 and 1963

Year and Region	Dwelling Units Started					Dwelling Units Completed
	National Housing Act		Conventional Institutional Loans	All Other Financing	Total	
	CMHC Loans	Approved Lenders Loans				
No.	No.	No.	No.	No.	No.	
1954.....	1,215	48,819	32,891	30,602	113,527	101,965
1955.....	2,120	63,073	35,999	37,084	138,276	127,929
1956.....	2,712	40,149	35,687	48,763	127,311	135,700
1957.....	22,333	23,971	32,866	43,170	122,340	117,283
1958.....	35,795	44,533	42,929	41,375	164,632	146,686
1959.....	35,229	26,596	45,198	34,322	141,345	145,671
1960.....	13,788	18,923	40,116	36,031	108,858	123,757
1961.....	23,852	35,334	38,316	28,075	125,577	115,608
1962.....	15,633	31,790	54,214	28,458	130,095	126,682
1963.....	21,213	28,505	71,983	26,923	148,624	128,191
1962						
Atlantic Provinces.....	668	1,031	2,668	3,076	7,443	7,650
Quebec.....	4,760	6,844	18,590	9,958	40,152	35,782
Ontario.....	3,886	15,974	20,876	3,570	44,306	47,287
Prairie Provinces.....	5,167	6,315	5,869	6,951	24,302	24,043
British Columbia.....	1,152	1,626	6,211	4,903	13,892	11,920
1963						
Atlantic Provinces.....	636	614	3,146	2,566	6,962	7,903
Quebec.....	6,462	5,335	22,678	8,916	43,391	38,989
Ontario.....	6,408	16,428	27,449	5,672	55,957	43,400
Prairie Provinces.....	6,082	4,750	8,874	5,299	24,985	22,087
British Columbia.....	1,645	1,378	9,836	4,470	17,329	15,812