

Subsection 2.—Housing Activities in 1964-65

Housing production in Canada reached an unprecedented level in 1964. The 165,658 housing starts recorded represented an increase of 11.5 p.c. over the previous year's total of 148,624 and housing completions, numbering 150,963, surpassed the 1963 volume of 128,191 by 17.8 p.c. Both starts and completions exceeded the former records established in 1958. Investment in new housing in 1964 amounted to \$2,027,000,000, a gain of 18.3 p.c. over the 1963 total of \$1,713,000,000. This upward swing in housing production continued throughout the first six months of 1965; for that period starts numbered 68,510 compared with 62,269 in the same months of 1964.

During 1964 and the first half of 1965 there was a nation-wide increase in the construction of rental accommodation. In 1964, production of apartment and row dwelling units reached 79,873, forming more than 48 p.c. of the over-all starts for the year and exceeding the 1963 output of these types of dwellings by 25.6 p.c. During the first six months of 1965, row and apartment construction increased by 22.3 p.c. over the same period of 1964 and accounted for 36,585 of the 68,510 housing starts. Production of home-ownership dwellings remained relatively stable during the 1964-65 period. In 1964, starts of single, duplex and semi-detached units numbered 85,785—virtually unchanged from the 1963 total of 85,049; in the first half of 1965, 33,360 dwellings of these types were begun compared with 31,925 in the same period of 1964.

A high percentage of the starts on home-ownership dwellings was undertaken as a result of federal action to spur construction activity during the winter months. This action included the provision of direct loans to builders under the NHA and the payment of \$500 to the owner or first purchaser of winter-built houses offered through the winter house-building incentive program. Both of these incentive measures will be in force again in the winter of 1965-66.

15.—Dwelling Units Started and Completed, by Type of Financing, 1955-64 and by Region, 1963 and 1964

(Exclusive of the Yukon and Northwest Territories)

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.	
1955.....	2,120	63,076	35,999	37,081	138,276	127,929
1956.....	2,712	40,149	35,687	48,763	127,311	135,700
1957.....	22,331	23,971	32,866	43,172	122,340	117,283
1958.....	35,781	44,533	42,929	41,389	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
1964.....	28,728	26,118	85,090	25,722	165,658	150,963
1963*						
Atlantic Provinces.....	613	591	3,146	2,612	6,962	7,903
Quebec.....	5,810	4,610	22,678	10,293	43,391	38,989
Ontario.....	7,053	17,334	27,449	4,121	55,957	43,400
Prairie Provinces.....	5,982	4,666	8,874	5,483	24,985	22,087
British Columbia.....	1,775	1,304	9,836	4,414	17,329	15,812
1964						
Atlantic Provinces.....	836	663	4,440	3,448	9,387	8,100
Quebec.....	8,115	2,569	25,653	6,857	43,194	43,658
Ontario.....	8,822	19,167	31,914	5,714	65,617	57,739
Prairie Provinces.....	8,170	2,772	8,688	6,165	25,795	24,685
British Columbia.....	2,785	947	14,395	3,538	21,665	16,781