

## Subsection 2.—Housing Activities in 1965-66

Housing production in Canada reached a record high in 1965. The 166,565 housing starts represented a slight increase over the 1964 total of 165,658 and completions, numbering 153,037, surpassed the previous year's volume of 150,963 by 1.4 p.c. Investment in new housing amounted to \$2,133,000,000, a gain of 5.2 p.c. over the 1964 total of \$2,028,000,000.

The increase in housing starts took place, as it has since 1962, in apartments and other rental units. Starts of apartment and row dwellings in 1965 reached 83,200 units, representing 50 p.c. of the total and an increase of 4.2 p.c. over the 79,873 units reported during 1964; in the latter year the gain was 25.6 p.c. and in 1963 it was 42.3 p.c. In urban centres, rental dwellings accounted for more than one half of all housing starts for the second successive year.

Starts of dwellings intended primarily for owner-occupancy declined by 2.8 p.c. from 85,785 in 1964 to 83,365 units in 1965. As in the two preceding years, nearly 35 p.c. of the single dwellings were started in the last three months of the year as a result of the Federal Government's winter house-building incentive program and the extended direct lending operations of CMHC. A downward trend, due mainly to a developing shortage of mortgage money, became evident in late 1965 and continued throughout 1966. For the first six months of that year, starts numbered 57,823 compared with 68,510 in the same months of 1965.

## 15.—Dwelling Units Started and Completed, by Type of Financing, 1956-65 and by Region, 1964 and 1965

(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.	
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
1965.....	30,091	24,172	88,669	23,633	166,565	153,037
<b>1964</b>						
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
<b>1965</b>						
Atlantic Provinces.....	1,071	380	4,027	3,466	8,944	8,953
Quebec.....	9,756	1,958	28,068	4,655	44,437	42,565
Ontario.....	7,938	18,548	34,519	5,762	66,767	56,568
Prairie Provinces.....	7,637	2,167	8,937	6,278	25,019	24,766
British Columbia.....	3,689	1,119	13,118	3,472	21,398	20,185