

the province as a whole. This was particularly evident in Montreal and Toronto, where only 23.7% and 45.9%, respectively, of all occupied dwellings were single detached homes.

**Tenure.** The recent trend toward apartment living and higher density accommodation has resulted in a significant increase in the number of rented dwellings (from 34.0% of all dwellings in 1961 to 39.7% in 1971), reversing an earlier trend which had seen the rate of home-ownership increase steadily from 56.7% of all homes in 1941 to 66.0% in 1961.

As in the case of dwelling types, there was considerable variation among provinces in the proportions of owned dwellings in 1971, ranging from a low of 47.4% in Quebec to a high of 80.0% in Newfoundland. Table 14.5 shows that the swing toward tenant occupancy in the 1961-71 period was characteristic of all provinces, and at a fairly uniform rate. However, the trend was less marked in New Brunswick and Quebec, where the decline in the percentage of home-owners between 1961 and 1971 was not as sharp as in the other provinces.

Home-ownership is a characteristic which varies greatly between rural and urban areas and is generally in inverse ratio to the size of the community. For example, in the very large urban agglomerations of 500,000 population and over, only 46.1% of all dwellings were owner-occupied in 1971, compared with 63.2% for the urban size-groups under 100,000 population and 82.0% in rural areas. Among the various census metropolitan areas, the eastern centres of Halifax, Saint John, Montreal, Quebec and Ottawa-Hull showed the lowest percentages of home-ownership and the highest tenancy rates.

**Dwelling size.** Despite the high increase in apartment rental accommodation during the 1961-71 decade as compared to owner-occupied single homes, the average size of Canadian dwellings showed a slight increase from 5.3 to 5.4 rooms. Not all provinces followed this pattern, however, and, as Table 14.6 shows, there was a decline in the average number of rooms per dwelling in all provinces east of Ontario, with increases in Ontario and throughout the West. Throughout the nation as a whole, Prince Edward Island had the highest average in 1971 at 6.1 rooms per dwelling, and the Yukon Territory and Northwest Territories the lowest

Percentage increases in total population and dwellings by type and tenure, 1951-71

