

at 4.3. A "crowded" dwelling, for census purposes, is considered to be any dwelling in which the number of persons exceeds the number of rooms. Using this rough measure, the number of crowded dwellings decreased by 24.2% in the decade between 1961 and 1971. Perhaps even more significant is the fact that the number of crowded dwellings fell from 16.5% of the total housing stock in 1961 to only 9.4% in 1971. This dramatic improvement, which was only slightly apparent in the 1951-61 period, appears to result from both a decline in the average number of persons in a household and an increase in the average number of rooms in a dwelling, with the former likely exerting the greater influence.

Provincially, the smallest proportions of crowded dwellings in relation to total housing stock were in Ontario and British Columbia, where only 6.8% of all dwellings had less than one room per person in 1971. Proportions were highest in Quebec and Nova Scotia (12.4%), Newfoundland (23.6%) and the Northwest Territories and the Yukon Territory (30.7%).

### 14.3.3 Period of construction and length of occupancy

**Period of construction.** Figures from the 1971 Census for occupied dwellings indicate that 28.8% of the occupied housing stock was built after 1960. Consistent with the increase in rented dwellings since 1961, the proportion of rented dwellings in 1971 which were built after 1960 was 34.0%, compared to 25.4% for owned dwellings. The proportion of dwellings built after 1960 was particularly low in rural farm areas, at 11.6%.

Table 14.7 shows the percentage distribution in 1971 of period of construction by province and by census metropolitan area. There were significant variations from province to province in the proportion of new dwellings. The lowest percentages of dwellings built after 1960 were found in the Atlantic provinces, Prince Edward Island having the lowest at 19.0%. Newfoundland was an exception, however, its 28.6% being close to the national average. Figures above the national average were found only in Alberta, British Columbia, and the Yukon Territory and Northwest Territories, which reported, respectively, 34.5%, 35.3%, and 58.4% of dwellings built after 1960. Values for census metropolitan areas ranged from 19.3% for Windsor to 40.9% for Edmonton.

**Length of occupancy.** The 1971 Census data on length of occupancy of household heads, displayed in Table 14.7, provide an indication of the mobility of Canadians. Of all household heads in 1971, 66.8% had lived for 10 years or less in the dwelling in which they were enumerated, and 17.8% for less than one year — little changed from the 68.6% and 15.3% respectively recorded in 1961. Length of occupancy was greatest in rural farm areas, where 65.6% of household heads had occupied the same dwelling for more than 10 years.

The pattern of provincial variation for length of occupancy was similar to that for period of construction. The proportion of household heads occupying their present dwelling for 10 years or less was lowest in the Maritimes, ranging from 50.3% in Prince Edward Island to 55.0% in New Brunswick. The highest percentages were 70.6% in Alberta, 74.1% in British Columbia, and 90.7% in the Yukon Territory and Northwest Territories. For census metropolitan areas the range extended from 59.5% for Windsor to 76.1% for Calgary and 76.2% for Edmonton. Fully 25.7% of household heads in Calgary had occupied the dwelling in which they were enumerated in 1971 for less than one year.

### 14.3.4 Values, rents and mortgages

**Values.** The 1971 Census required householders in owner-occupied non-farm dwellings to estimate the market value of their homes. Table 14.8 presents median values of single detached dwellings by province and by metropolitan area. The 1971 median value of \$19,020 represented a 72.6% increase over the \$11,021 in 1961. The median value in rural areas was \$10,310, compared to \$26,902 for urban centres with populations of 500,000 and over.

Median values in the provinces ranged from \$7,828 in Newfoundland to \$23,768 in Ontario. The Maritime provinces also showed extremely low values, as did the Yukon Territory and Northwest Territories. Only Alberta and British Columbia joined Ontario in having median dwelling values above the national figure. Among the census metropolitan areas, Chicoutimi-Jonquière's median value of \$15,489 was the lowest. Toronto's at \$32,408 was highest followed by Vancouver where the median value was \$26,702.

**Rents.** The monthly cash rent paid was reported for tenant-occupied non-farm dwellings in the 1971 Census, and the national average at that time was situated at \$110. This was 69.2%