

(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 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. As Table 14.6 shows, the average number of rooms per dwelling declined in all provinces east of Ontario, with increases in Ontario and throughout the West. In 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 at 4.3. A "crowded" dwelling, for census purposes, is considered to be one 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, the number of crowded dwellings fell from 16.5% of the total housing stock in 1961 to 9.4% in 1971. This dramatic improvement, 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.

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 indicate that 28.8% of the occupied housing stock was built after 1960. Consistent with the increase in rented dwellings 34.0% of rented dwellings were built after 1960, 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.