

years reversed the trend observed in 1966-71 when the number of rented dwellings increased 25.5% compared with the 11.2% increase in owned dwellings.

As in the case of dwelling types, there was considerable variation among provinces in the proportions of owned dwellings in 1976, ranging from a low of 50.4% in Quebec to a high of 80.6% in Newfoundland. Table 14.5 shows that the increase in owner occupancy in the 1971-76 period was characteristic of all provinces, and at a fairly uniform rate.

There was a significant difference in the proportion of home-ownership between urban and rural areas. While 55.6% of private dwellings in urban areas were owner-occupied, the proportion in rural areas was 84.2%. Table 14.5 also shows that, in general, percentage of home-ownership varied inversely with size of urban communities. In urban areas of 500,000 population and over, for example, 48.2% of private dwellings were owner-occupied, compared with a range from 58.4% to 70.6% in smaller urban areas. In rural areas over 90% of dwellings in farming communities were owner-occupied, but a slightly lower percentage of home-ownership (82.4%) was reported for non-farm communities.

**Dwelling size.** The average size of Canadian dwellings in the period 1971-76 remained virtually constant at 5.4 rooms, although as Table 14.6 shows, the average number of rooms per dwelling declined in all provinces east of Ontario and in Manitoba. In the nation as a whole, Prince Edward Island had the highest average in 1976 at 5.89 rooms per dwelling, and Manitoba the lowest at 5.06.

#### 14.4.3 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. 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%. 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, indicate 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, in 1961.

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 50.2% 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 76.1% for Edmonton. Fully 25.7% of household heads in Calgary had occupied their dwellings for less than one year.

#### 14.4.4 Heating fuel

In view of world energy shortages, data on home heating fuels are of particular interest. The 1976 survey data show that 47.5% of occupied Canadian dwellings were heated principally by oil or other liquid fuels, while 36.7% used gas. The major change since 1961 was a strong increase in the proportion of dwellings heated by gas, from 18.8% to 36.7%. This was offset by a correspondingly large decrease, from 10.6% to just 0.2%, in the proportion of dwellings using coal or coke. The category of other fuels declined from 14.3% to 2.4%, largely as a result of an increase from 0.7% to 13.1% in the proportion of