

censuses of population and agriculture. Detailed information covering the 1941-71 period may be found in the relevant census volumes and reports. Summary data from the 1971 and 1976 censuses included here relate to a selection of the housing characteristics for which data were collected. More detailed information, including cross-classifications of the data, may be obtained from the user services division, regional operations and marketing field, Statistics Canada. Much of the present data was derived from the annual survey of household facilities and equipment carried out by Statistics Canada in conjunction with the May 1976 labour force survey.

Dwellings and housing growth rates

9.4.1

The 1976 Census recorded a total of 7.17 million private occupied dwellings in Canada. (A dwelling, for census purposes, is a structurally separate set of living quarters with a private entrance either from outside the building or from a common hall or stairway inside.) This total represented an 18.8% increase in dwellings since the 1971 Census. It is apparent that, despite slower population growth resulting from declining birth rates and lower immigration, the need for dwellings has continued to increase at a slightly higher rate than was observed in 1966-71. These trends in housing growth rates, including comparisons from 1966 to 1976 for such characteristics as type of dwelling and tenure, are summarized in Table 9.3.

Dwelling types, tenure and size

9.4.2

Dwelling types. Single detached homes continued to be the predominant type of housing in Canada in 1976, although their relative numbers have gradually declined in favour of multiple-type dwellings. Ten years earlier, at the 1966 Census, 62.4% of all dwellings were single detached but this percentage gradually dropped to 59.5% in 1971 and 55.7% in 1976. In the 1966-76 period single detached homes increased by 23.4%, whereas multiple-type units — single attached (double and row houses), apartments and movable dwellings — grew at the significantly higher rate of 63.1%.

Table 9.4 shows the distribution of the two broad dwelling-type classes in 1976 by province and by metropolitan area. Saskatchewan had the largest proportion of single detached homes, 77.1% of its occupied dwellings. Almost 60% of Quebec's dwellings were multiple-type units and only 40% were single detached, by far the lowest proportion among the provinces. The distribution within the major metropolitan centres reflected these provincial ratios in general terms, except that in most cases the proportion of multiple-unit dwelling types was considerably higher than for the province as a whole. This was particularly evident in Montreal and Toronto, where only 24.2% and 39.8%, respectively, of all occupied dwellings were single detached homes.

Tenure. Home ownership increased 21.8% between 1971 and 1976 and the number of rented dwellings increased 14.1%. The faster growth rate in home ownership in recent 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 9.5 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 9.5 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 9.6 shows, the average number of rooms per dwelling declined in all provinces east of Ontario and in Manitoba. In the