

15.—Value of Building Permits Issued in 204 Municipalities and Index Numbers of the Building Construction Industries 1947-55

| Year | Value of Building Permits, 204 Municipalities | Average Index Numbers (1949=100) | | | |
|-----------|---|----------------------------------|-----------------|--|--|
| | | Prices of Building Materials | | Wage Rates in Construction Industries ¹ | Employment in Building Construction ² |
| | | Residential | Non-residential | | |
| | \$ | | | | |
| 1947..... | 373,231,249 | 79.1 | 84.5 | 84.1 | 81.9 |
| 1948..... | 536,057,597 | 95.4 | 95.9 | 95.7 | 91.4 |
| 1949..... | 616,160,593 | 100.0 | 100.0 | 100.0 | 100.0 |
| 1950..... | 801,765,092 | 106.4 | 105.0 | 104.8 | 104.7 |
| 1951..... | 681,161,938 | 125.5 | 118.6 | 118.6 | 116.0 |
| 1952..... | 802,737,975 | 124.9 | 123.2 | 128.6 | 127.1 |
| 1953..... | 1,088,879,902 | 123.9 | 124.4 | 136.2 | 128.2 |
| 1954..... | 1,151,087,193 | 121.7 | 121.8 | 140.0 | 115.8 |
| 1955..... | 1,309,024,449 | 124.2 | 123.3 | 145.4 | 117.4 |

¹ Compiled by the Department of Labour, Ottawa.² As reported by employers.
Subsection 3.—Construction of Dwelling Units

Most of the postwar population increase in Canada has been located in urban centres and has been accompanied by a concentration of house building activity in these centres. Of the total increase in dwelling stock of 800,000 units since the end of World War II 69 p.c. have been in urban centres of over 5,000 population and 51 p.c. in thirteen of the metropolitan areas shown in Table 19 (comparable figures over the period are not available for Edmonton and Calgary).

This pattern continued in 1955 when the numbers of dwellings started and completed, at 138,000 and 128,000 respectively, exceeded the activity of any previous year. Of the dwellings started 52 p.c. were in metropolitan areas and 77 p.c. in urban areas. Many of the dwellings started in areas defined as rural were situated close to the larger urban centres.

There was a considerable increase in starts of single family dwellings in 1955 as compared with 1954 and a large part of the increase was financed under the new National Housing Act; 1955 was the first full year of the operation of the Act with its provisions for easier terms to home-owner borrowers in respect of lower down-payment requirements and a longer period of loan payment.* The Act also provides for the participation of the chartered banks in mortgage lending and these institutions played an important role in the supply of a record volume of funds for mortgage loans in 1955. The effect of these provisions was to raise the proportion of dwellings started under the Housing Act from 38 p.c. in 1954 to 45 p.c. in 1955.

* The National Housing Act and assistance thereunder is dealt with in detail at pp. 709-712.
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