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## HOUSING IN CANADA

(Prepared by Central Mortgage and Housing Corporation, Ottawa.)

Canada's population grew from 14,009,245 in 1951 to 21,568,311 in 1971, and there is every indication that it will double by the year 2000. There has been a corresponding increase in the demand for new housing throughout the country.

As the population has expanded, so has the rate of urban development. A steady shift from rural to urban areas continues as farming shows a trend to increased mechanization and larger tracts of land can be cultivated by the individual farm family. Canada's urban population growth-ratio had increased from 66.6 per cent in 1956 to 74 per cent in 1966, with 29.3 per cent of the urban population concentrated in cities of 500,000 or more. This trend is expected to accelerate, and by the year 2000 more than 50 per cent of the population will be living in nine large metropolitan areas throughout Canada's vast land-mass.

**Family fission** The "undoubling" of traditional households due to changing living patterns also affects housing demands. Formerly it was not uncommon for as many as three generations of a family to live together in the same house. Recent surveys indicate, however, that an increasing number of children move away from the "core" household as they grow up; and more elderly persons also tend to live in separate dwellings of their own.

Thus changing social patterns, urbanization and population increase, combined with continuing immigration and replacement of deteriorated housing stock, will set the pattern for Canada's housing requirements in the coming years.

In response to these housing demands, the Federal Government is undertaking intensive studies to ascertain long-term housing needs and, together with private investment and initiative, will provide for the construction of some one million new housing units between 1969 and 1974. Federal responsibility for housing is discharged through Central Mortgage and Housing Corporation, a Crown company set up in 1945 to administer the National Housing Act.

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