

Mr. BATES: Yes. I think we probably have some figures here. Last year we found in the fall a great many applications in places like Toronto—we were not getting so many from places like Halifax—for rentals, not so much demand for rental accommodation, but applications by builders and entrepreneurs. We had in 1956 about 25,000 units. In 1957 we had 28,000.

Senator CRERAR: What do you mean by “units”?

Mr. BATES: A 100-unit apartment would be 100 units. A unit is a self-contained dwelling within an apartment block. That is the unit.

Senator CRERAR: Well then, a residential apartment block that had accommodation for 50 households would have 50 units?

Mr. BATES: That is right.

Senator CRERAR: How many units did you have?

Mr. BATES: We had 28,000 last year.

Senator TURGEON: Do you have a control over the general nature of the unit itself?

Mr. BATES: If it is financed under the National Housing Act, yes, others are built by private capital, especially in Toronto and in Montreal, with Swiss, American and British capital, especially the more luxurious apartments. There is a great deal of foreign capital. Apartment buildings, at large, have been constructed primarily by conventional lenders and private capital.

Senator CRERAR: Have you any information as to the total amount of accommodation supplied through these apartment blocks all over the country?

Mr. BATES: I suppose we could make a rough guess. Say 27,000. I suppose you can have a fairly typical apartment—they run different sizes—but I suppose one and a half bedroom apartment would be average, about 850 square feet area. 850 times 27,000.

Senator CRERAR: I know that in the city of Winnipeg these residential apartment blocks are being built all over the place. Another question, Mr. Bates: what would be the normal increase required in the housing accommodation, including apartment block units, to meet the increase in our population,—to meet the early needs?

Mr. BATES: Well, our family formation this year will be up a good deal from last year. We will have about 120,000 new families in Canada in 1958.

Senator CRERAR: Theoretically that will require 120,000 new houses or apartment units?

Mr. BATES: Theoretically, yes. It is not the best measure, because you have, as I mentioned before, to take account of the number of houses that are being knocked down,—gas stations replacing them—the number destroyed by fires: a substantial replacement has to go on as well. And, as the standard of living rises, there are a great many more non-family households; that is, working girls here in Ottawa going into apartments; leaving home, even if their home is in the same town; they are taking apartments because of the higher standards of living, so that you have got a new demand for non-family one-unit apartments in all big cities.

Senator CRERAR: It may be a question of how far it is desirable to encourage that by public spending?

Mr. BATES: I am not going into the morality end of it.

Senator REID: I have one or two questions.

Mr. BATES: To answer a previous question: About 23 million square feet was provided last year in apartments.