

Multifamily Dwellings

In recent years, with the accelerating trend toward urbanization, buildings that make more intensive use of expensive land have become an increasingly important part of the Canadian housing scene. In 1970, more than 60 per cent of the new housing units constructed were multiple dwellings.

High-rise apartments have long been a feature of Canadian cities. At times crowded with row or town houses and shopping centres, parks and recreation spaces to form an extremely dense residential complex.


Condominiums, however, are a relatively new feature of urban Canada that appears to be the growing number of Canadians for whom rising construction and land costs have made home ownership in the traditional sense of a detached house an expensive undertaking.

Typically, condominiums are high-rise apartment buildings of row or town houses similar to those constructed in Canada for many years, but instead of renting a unit, a prospective homeowner may buy his own apartment or row unit. Just as he would buy a detached house, in addition to his mortgage payment, he would pay a monthly fee into a fund for the maintenance of common areas.

Shared facilities such as hallways, elevators, parking lots, land and recreation areas, are included in this fund. The fund is usually managed by a board of directors.

Condominium units are generally priced in the same range as houses, and in many cases, the price is somewhat lower than that of a detached house.

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