

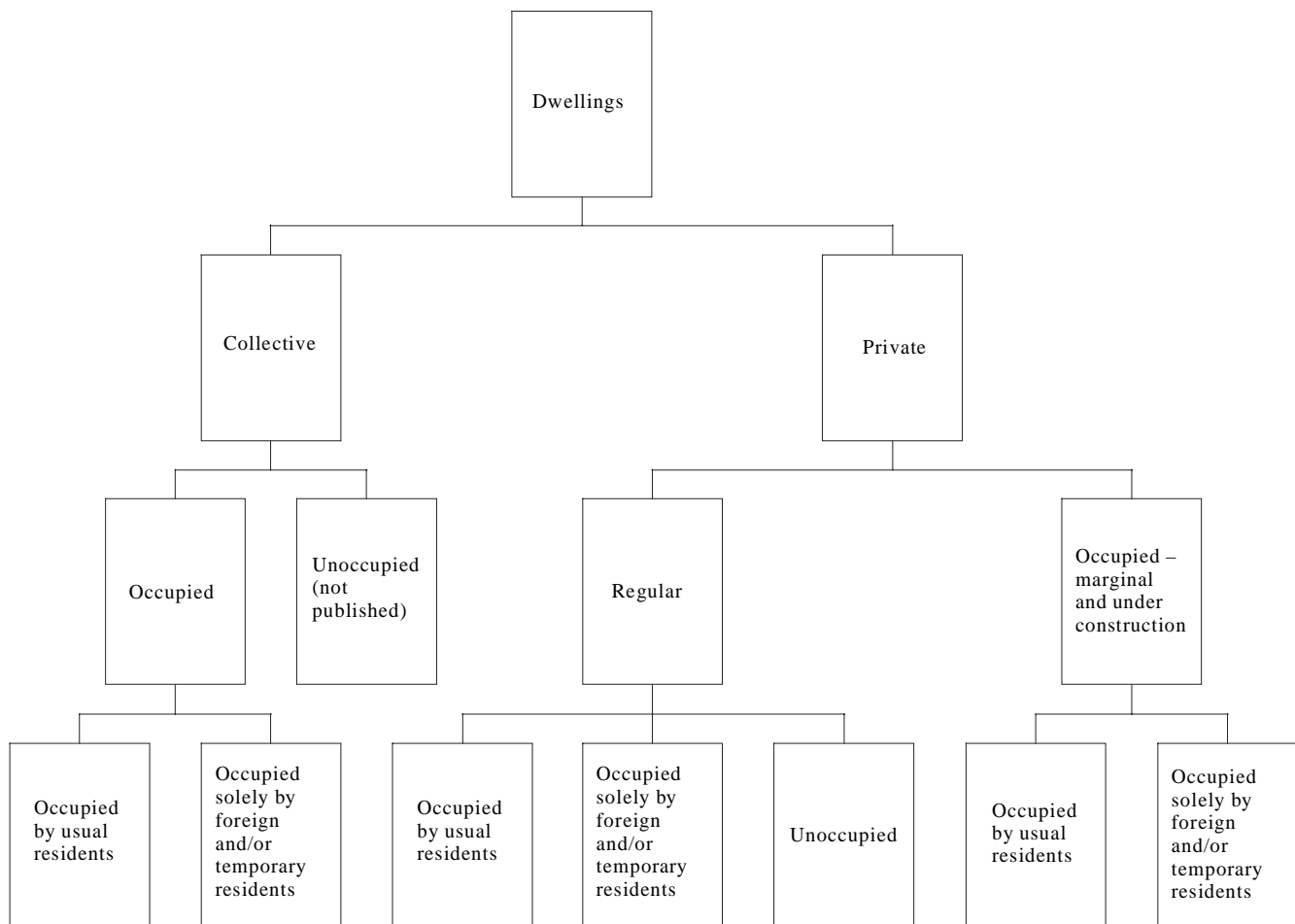
DWELLING UNIVERSE

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Introduction

The **Dwelling Universe** is composed of subuniverses (see Figure 19) and variables pertaining to characteristics of dwellings in Canada. Dwellings are distinct from households. Dwelling characteristics refer to the physical attributes of a set of living quarters, whereas household characteristics pertain to the person or the group of persons (other than temporary or foreign residents) who occupy a dwelling.

Figure 19. 1996 Dwelling Universe



Bedrooms

Refers to all rooms designed and furnished as bedrooms and used mainly for sleeping purposes, even though the use may be occasional (i.e., spare bedroom).

Censuses: 1996 (1/5 sample), 1991 (1/5 sample), 1971 (1/3 sample), 1961 (1/5 sample)

Reported for: Occupied private dwellings

Question No.: Direct variable: Question H3 (b)

Responses: 0; 1; 2; 3; 4; 5 or more

Remarks: Rooms used for one purpose during the day and for bedrooms at night (for example, a living room used as a bedroom during the night) are not included as bedrooms.

By definition, one-room dwellings or bachelor apartments have zero bedrooms.

Condition of Dwelling

Refers to whether, in the judgement of the respondent, the dwelling requires any repairs (excluding desirable remodelling or additions).

Censuses: 1996 (1/5 sample), 1991 (1/5 sample), 1981 (1/5 sample), 1961 (1/5 sample)*

Reported for: Occupied private dwellings

Question No.: Direct variable: Question H5

Responses: No, only regular maintenance is needed; Yes, minor repairs are needed; Yes, major repairs are needed

Remarks: **Regular maintenance** refers to painting, furnace cleaning, etc.

Minor repairs refers to missing or loose floor tiles, bricks or shingles, defective steps, railing or siding, etc. **Major repairs** refers to defective plumbing or electrical wiring, structural repairs to walls, floors or ceilings, etc.

* In 1961, the responses for the condition of dwelling were that the dwelling was in good condition, in need of minor repairs or in need of major repairs. The condition of dwelling was determined by the census enumerator.

Dwelling

Refers to a set of living quarters in which a person or a group of persons reside or could reside.

Censuses: 1996, 1991, 1986, 1981, 1976, 1971, 1966, 1961

Reported for: See Figure 19 for an illustration of the 1996 Dwelling Universe.

Question Nos.: Not applicable

Responses: Not applicable

Remarks: Not applicable

Dwelling, Collective

Refers to a dwelling of a commercial, institutional or communal nature. It may be identified by a sign on the premises or by a census representative speaking with the person in charge, a resident, a neighbour, etc. Included are lodging or rooming houses, hotels, motels, tourist homes, nursing homes, hospitals, staff residences, communal quarters (military camps), work camps, jails, missions, group homes, and so on. Collective dwellings may be occupied by usual residents or solely by foreign and/or temporary residents.

Censuses: 1996, 1991, 1986, 1981, 1976, 1971, 1966, 1961

Reported for: See Figure 19 for an illustration of the 1996 Dwelling Universe.

Question Nos.: Not applicable

Responses: Collective Dwelling Types

Hotels, Motels and Tourist Homes

A commercial establishment generally purpose-built to provide temporary accommodation for persons on business or pleasure trips.

Lodging and Rooming Houses

A commercial establishment (which may originally have been a private dwelling) having furnished rooms for rent, or a private dwelling that is determined to be occupied on Census Day by 10 or more persons unrelated to Person 1. It may be identified by a sign or by a census representative speaking with a person in charge, a resident, a neighbour, etc.

School Residences and Residences for Training Centres

One or more buildings which usually accommodate students attending an educational institution or training centre, such as boarding schools, colleges and universities. These buildings may be located on or off the grounds of the institution and, at the time of the census, may accommodate non-students.

YM/YWCAs, Missions and Hostels

A building or other facility providing accommodation to transient persons, to persons with no fixed address or temporary accommodation for persons on pleasure trips. (It may also contain usual residents, if such individuals consider themselves as not having **any** usual place of residence.)

Campgrounds and Parks

A facility providing accommodation to transient persons, to persons with no fixed address or temporary accommodation for persons on pleasure trips.

Work Camps

Accommodation provided to employees of an industry such as mining, logging or hydro construction, and generally located in a remote area. A work camp usually consists of bunkhouses, tents, trailers, etc.

Religious Establishments

An establishment such as a convent or a seminary which provides accommodation to members of a religious group.

Children's Group Homes (Orphanages)

An institution providing accommodation to orphans or children who are wards of the court.

Chronic Care Hospitals

Chronic care hospitals provide continuous medical, nursing and professional health care supervision for long-term patients who are dependent in all activities of daily living and are unable to perform most or all personal care tasks.

Nursing Homes

Nursing homes are long-term care facilities which provide a range of services going from moderate and periodic assistance up to regular nursing supervision, for elderly residents.

Residences for Senior Citizens

Residences for senior citizens provide minimal assistance and supervision for elderly residents who are independent in most activities of daily living.

Hospitals

An institution providing medical or surgical diagnosis and treatment to the ill or injured. Included are general hospitals, children's hospitals, maternity hospitals, etc.

Psychiatric Institutions

An institution providing psychiatric diagnosis or treatment.

Treatment Centres and Institutions for the Physically Handicapped

An institution providing care and treatment to the physically handicapped.

Hutterite Colonies

A group of people of the Hutterite religion who live in dwellings that belong to the community and use their land for agricultural purposes.

Correctional and Penal Institutions

Any federal or provincial penal institution where institutional residents (mostly adults) are confined for an extended period of time and where some form of rehabilitation program exists.

Young Offenders' Facilities

An institution or home for the secure or open custody of minors who are awaiting trial, are under court order or who have been convicted of an offence.

Jails

Any municipal or county institution where institutional residents (mostly adults) are detained for a short period of time. A jail may be operated by a police force, by a municipality or by a provincial authority.

Military Camps

Any communal building on a military base in Canada belonging to the Canadian Armed Forces.

Other

A dwelling that meets the criteria of the collective dwelling definition, but does not fall into any specified type. Included are race tracks, outfitter camps, carnival and circus camps, non-religious communes, etc.

Merchant and Coast Guard Vessels*

Merchant vessels over 1,000 tons, coast guard vessels and oil rigs at sea whose occupants, on Census Day, reported no place of residence other than the ship on which they served.

Naval Vessels*

Canadian Armed Forces vessels whose occupants, on Census Day, are enumerated at sea or in port.

Remarks: Only data for **occupied collective dwellings** are published and limited information is available.

* The population of Canadian merchant, naval and coast guard vessels is assigned to special collective enumeration areas in port areas. The overall number of such enumeration areas is one per port.

Dwelling, Marginal

An occupied private dwelling which, because it was not built, maintained or converted for year-round use, does not meet all three conditions for year-round occupancy (a source of heat or power, year-round access to drinking water and shelter from the elements). To be included in the census, the marginal dwelling must be permanently occupied by a person or a group of persons who have no other usual place of residence. Examples of marginal dwellings are non-winterized cottages or cabins and unconverted barns or garages.

Censuses: 1996, 1991, 1986, 1981*

Reported for: See Figure 19 for an illustration of the 1996 Dwelling Universe.

Question Nos.: Not applicable

Responses: Not applicable

Remarks: * The 1996, 1991 and 1986 marginal dwellings and dwellings under construction correspond to the 1981 variable "Dwelling, seasonal/marginal".

Dwelling, Occupied Private

Refers to a private dwelling in which a person or a group of persons are permanently residing. Also included are private dwellings whose usual residents are temporarily absent on Census Day. Unless otherwise specified, all data in housing reports are for occupied private dwellings rather than unoccupied private dwellings or dwellings occupied solely by foreign and/or temporary residents.

Censuses: 1996, 1991, 1986, 1981, 1976, 1971, 1966, 1961

Reported for: See Figure 19 for an illustration of the 1996 Dwelling Universe.

Question Nos.: Not applicable

Responses: Not applicable

Remarks: The number of occupied private dwellings is equal to the number of private households in the 1996, 1991, 1986, 1981 and 1976 Censuses (see *Household, Private*).

Dwelling, Owner-occupied Private, Non-farm

Refers to a private dwelling, other than one situated on a farm and occupied by a farm operator, which is owned or being bought by some member of the household.

Censuses: 1996 (1/5 sample), 1991 (1/5 sample), 1986 (1/5 sample), 1981 (1/5 sample), 1971 (1/3 sample), 1961 (1/5 sample)

Reported for: See Figure 19 for an illustration of the 1996 Dwelling Universe.

Question Nos.: Not applicable

Responses: Not applicable

Remarks: A dwelling is classified as “owned” even if it is not fully paid for, such as one which has a mortgage or some other claim on it.

The dwelling may be situated on rented or leased land or be part of a condominium (whether registered or unregistered). For the definition of condominium, see *Tenure – Condominium*.

Dwelling, Private

Refers to a separate set of living quarters with a private entrance either from outside or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of someone else. The dwelling must meet the three conditions necessary for year-round occupancy:

- (a) a source of heat or power (as evidenced by chimneys, power lines, oil or gas pipes or meters, generators, woodpiles, electric lights, heating pumps, solar heating panels, etc.);
- (b) access to a source of drinking water throughout the year (as evidenced by faucets, drain pipes, wells, water pumps, etc.);
- (c) an enclosed space that provides shelter from the elements (as evidenced by complete and enclosed walls and roof, and by doors and windows that provide protection from wind, rain and snow).

The census classifies private dwellings into **regular private dwellings**, **marginal dwellings** and **dwellings under construction**. Regular private dwellings are further classified into three major groups: **occupied dwellings** (occupied by usual residents), **unoccupied dwellings** and **dwellings occupied by foreign and/or temporary residents**. Marginal dwellings and dwellings under construction are classified as occupied by usual residents or by foreign and/or temporary residents. Marginal dwellings and dwellings under construction that were unoccupied on Census Day are not counted in the housing stock.

Censuses:	1996, 1991,* 1986,* 1981,* 1976, 1971,** 1966,** 1961**
Reported for:	See Figure 19 for an illustration of the 1996 Dwelling Universe.
Question Nos.:	Not applicable
Responses:	Not applicable
Remarks:	<p>In certain instances, there may be private households occupying structurally separate dwellings in a collective dwelling or on its premises (e.g., separate dwelling quarters for staff or employees living with their families). In these cases, the living quarters are enumerated as private dwellings inhabited by private households.</p> <p>* The classification of private dwellings into regular private dwellings and seasonal/marginal dwellings appears in the 1981 Census only. For the 1996, 1991 and 1986 Censuses, the “seasonal/marginal” variable was replaced by the variables <i>Dwelling, Marginal</i> and <i>Dwelling Under Construction</i> (including conversion and extensive renovation).</p> <p>** The counts of dwellings occupied by foreign and/or temporary residents do not appear in the 1971, 1966 and 1961 Censuses.</p>

Dwelling, Private, Occupied by Foreign and/or Temporary Residents

Refers to a private dwelling occupied solely by foreign and/or temporary residents on Census Day. A **temporary resident** of a dwelling is a person who resides there on Census Day, but has a usual place of residence elsewhere in Canada. A **foreign resident** is a person whose usual place of residence is outside Canada. These dwellings are classified into **regular dwellings, marginal dwellings** and **dwellings under construction**.

Censuses:	1996, 1991, 1986, 1981, 1976*
Reported for:	See Figure 19 for an illustration of the 1996 Dwelling Universe.
Question Nos.:	Not applicable
Responses:	Not applicable
Remarks:	* In 1976, private dwellings occupied by foreign and/or temporary residents were not classified into regular dwellings and seasonal/marginal dwellings.

Dwelling, Regular

Refers to a private dwelling which was built or converted and meets all three conditions for year-round occupancy: a source of heat or power, year-round access to drinking water and shelter from the elements. These dwellings are classified into **occupied dwellings, unoccupied dwellings** and **dwellings occupied by foreign and/or temporary residents**.

Censuses:	1996, 1991, 1986, 1981
Reported for:	See Figure 19 for an illustration of the 1996 Dwelling Universe.
Question Nos.:	Not applicable
Responses:	Not applicable
Remarks:	Not applicable

Dwelling, Tenant-occupied Private, Non-farm

Refers to a private dwelling, other than one situated on a farm and occupied by a farm operator, which is not owned by some member of the household.

Censuses:	1996 (1/5 sample), 1991 (1/5 sample), 1986 (1/5 sample), 1981 (1/5 sample), 1971 (1/3 sample), 1961 (1/5 sample)
Reported for:	See Figure 19 for an illustration of the 1996 Dwelling Universe.
Question Nos.:	Not applicable
Responses:	Not applicable
Remarks:	Included are dwellings provided without cash rent or at a reduced rent and dwellings that are part of a cooperative. For census purposes, in a cooperative all members jointly own the cooperative and occupy their dwelling units under a lease agreement.

Dwelling Under Construction, Renovation or Conversion*

A **dwelling under construction** is a new dwelling which, because it is not yet complete, does not meet all three of the conditions necessary for year-round occupancy: a source of heat or power, year-round access to drinking water and shelter from the elements. The dwelling is considered complete when services such as electricity, plumbing and water have been connected and the dwelling's structural parts such as doors, windows, roof and walls, and in the case of high-rise apartment buildings, passenger elevators, are installed. Painting, driveway paving, trim and landscaping need not be finished for the dwelling to be considered complete.

A **dwelling under renovation or conversion** is a dwelling which, because it is undergoing extensive renovation or conversion work (e.g., from a single house to a multiple dwelling or vice versa), does not meet all three of the conditions necessary for year-round use: a source of heat or power, year-round access to drinking water and shelter from the elements.

Censuses:	1996, 1991, 1986, 1981
Reported for:	See Figure 19 for an illustration of the 1996 Dwelling Universe.

Question Nos.:	Not applicable
Responses:	Not applicable
Remarks:	The 1996, 1991 and 1986 marginal dwellings and dwellings under construction correspond to the 1981 variable "Dwelling, seasonal/marginal".
	* Enumerated only when occupied on Census Day.

Dwelling, Unoccupied Private

Refers to a private dwelling which meets all three conditions necessary for year-round occupancy (a source of heat or power, year-round access to drinking water and shelter from the elements) but in which no usual, temporary or foreign resident is living on Census Day.

Censuses:	1996, 1991, 1986, 1981, 1976, 1971,* 1966, 1961
Reported for:	See Figure 19 for an illustration of the 1996 Dwelling Universe.
Question Nos.:	Not applicable
Responses:	Not applicable
Remarks:	Marginal dwellings and dwellings under construction that were unoccupied on Census Day are not included in the housing stock.
	* In 1971, the term vacant dwelling was used. This referred to a dwelling, not a seasonal or vacation home, which was suitable and available for immediate occupancy, but which was not inhabited on Census Day. Newly constructed dwellings, completed and ready for occupancy, but as yet unoccupied at the census date, were counted as vacant. This did not refer, however, to dwellings whose occupants were temporarily away.

Period of Construction

Refers to the period in time during which the building or dwelling was originally constructed.

Censuses:	1996 (1/5 sample), 1991 (1/5 sample), 1986 (1/5 sample), 1981 (1/5 sample), 1971 (1/3 sample), 1961 (1/5 sample)
Reported for:	Occupied private dwellings
Question No.:	Direct variable: Question H4
Responses:	1920 or before; 1921-1945; 1946-1960; 1961-1970; 1971-1980; 1981-1985; 1986-1990; 1991-1995, 1996*

Remarks: This refers to the period in which the building was originally built, not the time of any later remodelling, additions or conversions. Respondents were asked to indicate the period of construction, to the best of their knowledge.

* Refers to the first five months.

Rooms

Refers to the number of rooms in a dwelling. A **room** is an enclosed area within a dwelling which is finished and suitable for year-round living.

Censuses: 1996 (1/5 sample), 1991 (1/5 sample), 1986 (1/5 sample), 1981 (1/5 sample), 1971, 1961 (1/5 sample)

Reported for: Occupied private dwellings

Question No.: Direct variable: Question H3 (a)

Responses: 1; 2; 3; ... 10 or more

Remarks: Partially divided L-shaped rooms are considered to be separate rooms if they are considered as such by the respondent (e.g., L-shaped dining-room living-room arrangements). Not counted as rooms are bathrooms, halls, vestibules and rooms used solely for business purposes.

Structural Type of Dwelling

Refers to the structural characteristics and/or dwelling configuration, that is, whether the dwelling is a single-detached house, an apartment in a high-rise building, a row house, a mobile home, etc.

Censuses: 1996 (1/5 sample), 1991,* 1986,* 1981, 1976, 1971, 1966, 1961 (1/5 sample)

Reported for: Occupied private dwellings

Question Nos.: Not applicable

Responses: **Single-detached house** – A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it.

Semi-detached house – One of two dwellings attached side by side (or back to front) to each other, but not to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it and the two units together have open space on all sides.

Row house – One of three or more dwellings joined side by side (or occasionally side to back), such as a town house or garden home, but not having any other dwellings either above or below.

Apartment or flat in a detached duplex – One of two dwellings, located one above the other, but not attached to any other dwelling or structure (except its own garage or shed). The two units together have no other dwellings attached to the back, front, or sides, and have open space on all sides.

Apartment in a building that has five or more storeys – A dwelling unit in a high-rise apartment building which has five or more storeys.

Apartment in a building that has fewer than five storeys – A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

Other single-attached house – A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., store or church) or occasionally to another residential structure (e.g., apartment building).

Mobile home – A single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad which may be converted by a skirt.

Other movable dwelling – A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer or houseboat.

Structural Type of Dwelling: 1996 Census Publication Categories

The categories published from the 1996 Census for structural type will be dependent on data quality. In 1991, four categories were published (single-detached house, apartment in a building that has five or more storeys, movable dwelling and other dwelling). The detailed data were collected on a cost-recovery basis and tabulations showing the nine-category breakdowns were available on a special request basis.

Remarks:

A **linked home** (a single house which is not attached to any other dwelling above ground) is classified as a “single-detached house”. Two dwellings, one above the other, attached to other dwellings or buildings are classified as “apartment in a building that has fewer than five storeys” and **not** as “apartment or flat in a detached duplex”.

Floors in apartment buildings that are used solely for parking, storage or laundry and recreational facilities are not counted as storeys.

* In 1996, 1991 and 1986, the type of dwelling was coded by census representatives in the field. The coverage was: occupied private dwellings, unoccupied private dwellings and dwellings occupied solely by foreign and/or temporary residents.

In 1971 and 1976, the type of dwelling was reported for occupied private dwellings and vacant (unoccupied) dwellings.

In 1996, 1991 and 1986, the term **single-detached house** replaced “single-detached” and “single house”, as used in previous censuses.

In 1996, 1991 and 1986, the term **semi-detached house** replaced “semi-detached or double house”.

In 1996, 1991 and 1986, the category **other single-attached house** was introduced to cover types similar to the previous category, “house attached to a non-residential building”, and to account as well for single houses attached to multi-unit or multi-purpose buildings.

In 1996, 1991 and 1986, the type earlier known as “duplex” was renamed “**apartment or flat in a detached duplex**” in order to be consistent with the definition.

In 1981, the category **apartment or multiple dwelling** was expanded to two categories, “apartment in a building that has five or more storeys” and “apartment in a building that has fewer than five storeys”. In 1971, 1966 and 1961, the term **apartment and flats** was used with the subcategories “duplex” and “other”.

In 1996, 1991, 1986, 1981 and 1976, the term **movable dwelling** referred to mobile homes and other movable dwellings.

Value of Dwelling

Refers to the dollar amount expected by the owner if the dwelling were to be sold.

Censuses: 1996 (1/5 sample), 1991 (1/5 sample), 1986 (1/5 sample), 1981 (1/5 sample), 1971 (1/3 sample), 1961 (1/5 sample)

Reported for: Owner-occupied non-farm dwellings

Question No.: Direct variable: Question H8 (d)

Responses: Dollar value

Remarks: “Value of dwelling” refers to the value of the entire dwelling, including the value of the land it is on and of any other structure such as a garage which is on the property. If the dwelling is located in a building which contains several dwellings, or a combination of residential and business premises, all of which the household owns, the value is estimated as a portion of the market value that applies only to the dwelling in which the household resides. Alternatively, the value of the dwelling is estimated by multiplying by 100 the amount of rent per month which could be obtained for that one dwelling.

To be consistent with changes introduced in the 1986 Census to the “tenure” classification of dwellings on reserves, for the 1996 and 1991 Censuses and in all 1996 Census reports, the variable *Value of Dwelling* refers to non-reserve dwellings only.

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