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HOUSING , 1929 , 1936

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file 12

GOVERNMENT OF THE PROVINCE OF SASKATCHEWAN



DEPARTMENT OF MUNICIPAL AFFAIRS  
TOWN PLANNING BRANCH

SY:PT

FILE NO.  
T.P. 2365.

REGINA, July 20th, 1929.

Sir:-

I am in receipt of a letter from a member of the Council, Saskatoon, requesting information on the creation of districts for working men's homes.

The enquiry is to the effect that he is under the impression that in certain cities in Canada working men's districts are created, the requirements of construction in these districts being so reduced as to permit of the erection of houses that would rent on a basis lower than that of the ordinary dwelling.

If you can supply me with any information in this matter, including a general outline on the extent of the reductions in classification if any, I would greatly appreciate it.

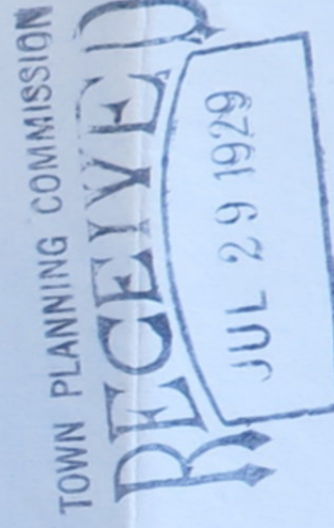
Your obedient servant,

*Stewart Young*

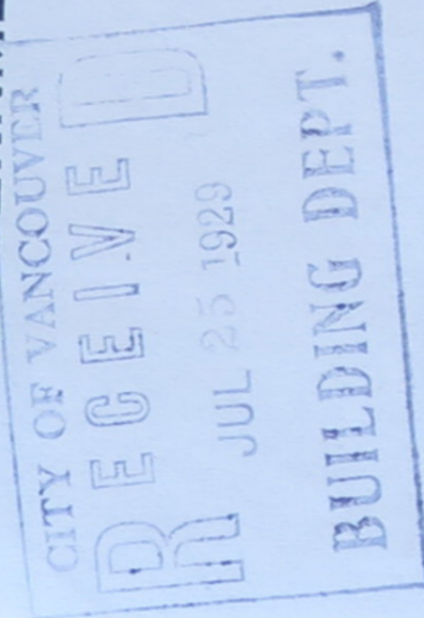
Director of Town Planning.

Building Inspector,

City Hall,  
VANCOUVER, B. C.



Ans'd \_\_\_\_\_



ARTHUR J. BIRD, M.R.A.I.C.  
CITY ARCHITECT AND  
BUILDING INSPECTOR

CITY BUILDING DEPARTMENT  
(INCLUDING PLUMBING)

TEMPORARY CITY HALL  
16 HASTINGS STREET EAST



VANCOUVER, B. C.

27th July 1929.

J. Alexander Walker Esq.,  
Secretary,  
Town Planning Commission,  
626 Pender Street West,  
Vancouver, B.C.

Dear Mr. Walker:

I enclose letter from the  
Director of Town Planning, Province of Saskatchewan  
requesting information regarding districts for  
working men's homes.

I am afraid I cannot show him  
how the Zoning By-law has aided the erection of such  
houses, and am, therefore, referring the matter to  
yourself for reply; would you kindly do so.

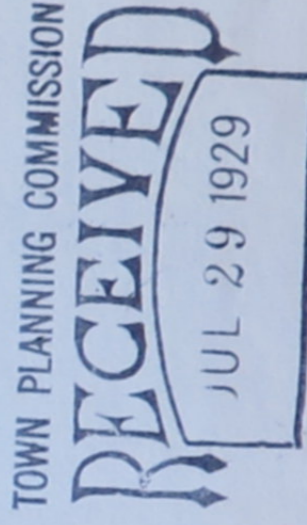
The Building By-law assists in  
that a concession is made in regard to buildings of  
less area than 300 sq. ft., the foundations of which  
may be of cedar and not masonry (concrete) as is de-  
manded in buildings generally.

I am,  
Yours very truly,

*Arthur J. Bird*  
CITY ARCHITECT

AJB/KM.

.ENCL.:



Ans'd .....

26th September, 1929.

Stewart Young, Esq.,  
Director of Town Planning,  
Department of Municipal Affairs,  
Parliament Buildings,  
Regina, Sask.

Dear Sir:

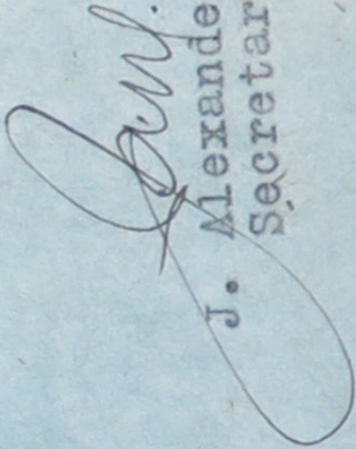
I regret I am unable to give you any Housing information as requested in your letter of the 20th July last to the City Architect. True, our Zoning By-law seeks to benefit dwellings of all classifications but no particular districts have been set up for working men's homes alone.

In the Vancouver Report, there is a short item on Housing. When our final plans and reports are all completed, we hope to have time at our disposal to go thoroughly into this matter.

Again expressing our regrets in being unable to give you more information in detail.

I remain,

Yours faithfully,

  
J. Alexander Walker,  
Secretary.

NOTES FOR DRAFTING LEGISLATION TO REGULATE HOUSING CONDITIONS.

The legislation should be such as will cover every class of residence, there is then no discrimination.

Housing laws should be distinct from building by-laws. The latter have to do with the structural requirements of a building, and a building may be of first-class construction but yet quite unfit for use as a residence.

Definitions from Veiller's Model Housing Law.

Dwelling. A "Dwelling" is any house or building or portion thereof which is occupied in whole or in part as the home, residence or sleeping place of one or more human beings, either permanently or transiently.

Classes of Dwellings. Dwellings are divided into the following classes:-  
(a) private dwellings, (b) two-family dwellings, and (c) multiple dwellings.

A "private dwelling" is a dwelling occupied by but one family alone.

(Veiller does not give a definition of a family, but the New York Acts give it as:-

"A family is a group of persons living together, whether related to each other by birth or not, and may consist of one or more persons.")

A "two-family dwelling" is a dwelling occupied by but two families alone.

A "multiple dwelling" is a dwelling occupied otherwise than as a private dwelling, or two-family dwelling.

MULTIPLE DWELLINGS are divided into two classes:-

Class "A" - Dwellings which are occupied more or less permanently for residence purposes by several families and in which the rooms are occupied in apartments, suites or groups. Such as tenement houses, flats, apartments, apartment hotels, bachelor apartments, studio apartments, duplex apartments, kitchenette apartments and all other dwellings of similar class.

Class "B" - Dwellings which are occupied as a rule transiently as the more or less temporary abiding place of individuals who are lodged with or without meals, and in which as a rule the rooms are occupied singly. Such as hotels, lodging houses, boarding houses, furnished room houses, lodgings, club houses, convents, etc., and all other dwellings similarly occupied.

"Hotel" - A "hotel" is a multiple dwelling of Class "B" in which persons are lodged for hire, and in which there are more than sleeping rooms, and a public dining room for the accommodation of at least guests and a general kitchen.

MIXED OCCUPANCY. In case of mixed occupancy where a building is occupied in part as a dwelling, the part so occupied shall be deemed a dwelling.

(This is to cover part of an "Office building" being converted into a dwelling.)

Veiller's Model Housing Law gives regulations to cover all these classes of dwellings.

HOUSING, 1929, 1936

# The Building and Construction Industries Exchange



OF BRITISH COLUMBIA

Trinity 6275

342 West Pender Street



VANCOUVER, B.C.

October 28th, 1936.

J. A. Walker, Esq.,  
Chairman,  
Vancouver Town Planning Commission,  
626 W. Pender St.,  
City.

Dear Mr. Walker:

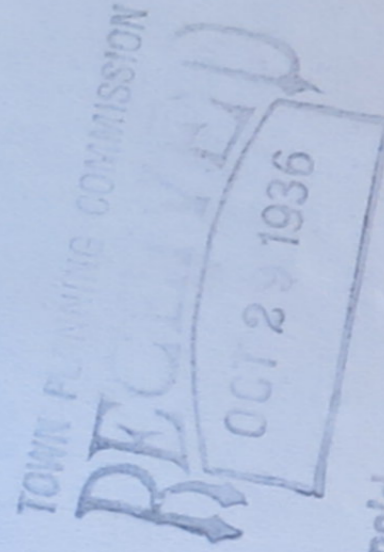
As promised in my phone conversation with you today, I herewith enclose a copy of the Dominion Housing Act Memorandum Specifications, Minimum Standards of Construction, and the supplements which have lately been received as issued by the Minister of Finance.

I would particularly ask that you look through the regulations as to lot coverage, and any other matters in which the Town Planning Commission may be interested, and let me have your comments.

Yours faithfully,

*R. J. Lecky*  
Secretary.

R. J. Lecky/LE.



Ans'd

29th October, 1936.

Robert J. Lecky, Esq.,  
Secretary,  
Building & Construction Exchange of B. C.,  
342 West Pender Street,  
Vancouver, B. C.

Dear Mr. Lecky:

I wish to acknowledge with thanks receipt of your letter of the 28th instant covering copies of the Dominion Housing Act, Memorandum of Specifications Covering Minimum Standards of Materials and Construction, along with the two supplements. I am very glad indeed to have these for our files.

You have requested me to let you have my comments on some of these matters with special reference to lot coverage.

In the West End where the average lots are 66'x131' to a 33' lane, our Zoning By-law allows for the construction of a Six-Storey Apartment on an interior lot with the following yard measurements:

Front yard - 12'  
Side yards - 13'  
Rear yard - 8.5' (the By-law requires a 25' rear yard but in computing this, half of the width of the lane may be deducted).

This works out that a Six-Storey Apartment has a coverage of 51 percent.

For a corner lot a Six-Storey Apartment requires a 13' interior side yard and a 5' exterior side yard along the flanking street. A 12' front yard is required but no rear yard -- in other words the apartment may be built to the property line at the lane. This gives a coverage of 66 percent.

*Lecky.*

*29.10.36.*

On the average lot south of False Creek, 50'x120' to a 20' Lane, a two-storey apartment built must have a 24' front yard, 5' side yards, and a 15' rear yard. The coverage would therefore be 54 percent. For a three-storey apartment the front and rear yards remain the same but it will require 7' side yards. The building coverage in this case would then be 48.6 percent.

For a one or two-family dwelling, on an average lot 50'x120', the same yards are required as in the case of a two-storey multiple dwelling or apartment. Of course it is seldom, if ever, that a one or two-family dwelling would be erected to the minimum rear yard. The front and side yards, however, must be observed.

In regard to side yards, Vancouver's Zoning By-law requires not less than 10 percent of the width of the lot, but the maximum width need not exceed 5 feet.

It is noted that in the supplement in regard to the application of the specifications in British Columbia ~~that~~ no special insulation of walls, ceiling or roof will be required. This, I believe, is a mistake as the extremes of climate in the interior of British Columbia in some places are even more severe than the older settled parts of Ontario. This application should apply only to the milder Coast climate.

In regard to the other items, such as courts, shafts for inside bathrooms, room sizes, window exposure, etc., the Building Inspector would be able to give you more information that we have here.

Again thanking you for your courtesy in supplying us with this information,

I remain,

Yours faithfully,

JAW/MR.

*J.A.W.*  
J. Alexander Walker,  
Engineer-Secretary.



Copy of Nineteenth Annual Survey  
of Vacant Houses and Vacant Suites.

Made by Division of Sanitation and Housing, City of Winnipeg  
January 1937

The Nineteenth Annual Survey of vacant houses and vacant suites in apartment blocks, as at December 31st, 1936, and the tabular statements in connection therewith, has just been completed. The following report on same is respectfully submitted for your consideration.

Dwelling Houses

The total number of vacant houses is 389. Last year the total vacant dwellings was 670. There are, therefore, 281 less vacant houses than a year ago - a reduction of 41.9%.

We find there are 36,171 houses, including dwellings in connection with stores. The vacancies, therefore, represent only 1% of the whole.

Suites

The total number of vacant suites in apartment blocks is 305 as against 518 last year. This is a decrease in vacant suites of 213 - 41% less vacancies than a year ago.

There are 648 apartment blocks, containing a total of 10,537 suites. The vacant suites, therefore, represent only 2.8% of the whole. Last year the vacancies were 4.9% and the year previous 6.4%.

Of the vacant suites, 169 were in residential blocks, and 136 in mixed, business and residential blocks. The percentage of vacancies was 2.1% in the former and 5.3% in the latter.

Total Vacancies

Houses .....	389
Suites ; .....	305
	<u>694</u>

The total vacancies (houses and suites) are 494 less than last year.

The figures since 1930 are as follows:

Vacant December	Houses	% Vacant	Suites	% Vacant
1930	587	1.6%	1,046	10.4%
"	500	1.4%	1,530	14.5%
"	705	1.9%	1,366	13.2%
"	983	2.8%	1,173	11.1%
"	971	2.1%	683	6.4%
"	670	1.8%	518	4.9%
"	389	1.0%	305	2.8%

New Houses

There were only 63 dwelling houses added to our list this year - 58 of these being new construction - but 126 were demolished. We added 3 new dwellings in connection with stores, but 18 were removed, due to demolitions and other changes. There are, therefore, 78 dwellings less than a year ago.

During the year, we closed as insanitary, under the Public Health Act, 15 dwellings and 2 apartment blocks.

In last year's report, I pointed out that there were 34 dwellings less than in the previous year. Including the 15 dwellings above referred to, we have at the present time, 93 fewer dwellings available than at this time last year.

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New Blocks

No new apartment blocks were constructed this year, but 5 buildings were suitably altered into small apartment buildings, providing a total of 20 suites. As stated above, 2 apartment blocks were closed as insanitary, and as both of these are very old and dilapidated, they will no doubt be demolished. Due to changes and a demolition, we removed other 2 small blocks from our list.

New Blocks (Cont'd)

will be seen, therefore, that while we added 5 to our list of blocks deducted 4, leaving a net gain of one block. The 5 blocks added gave 20 additional suites but the 4 blocks deducted meant a loss of 32 suites. However, we found this year, as in the past few years, that as small suites are most in demand, a number of the larger suites were altered and converted into smaller units. After deducting the number of suites lost from those gained, we find that there is a total increase during the year of 4 suites.

New Houses and Suites

The number of new houses and suites provided since 1925 is as follows:

Year	Population	Houses	Blocks	Suites
1925	195,148	551	5	97
1926	197,125	575	10	304
1927	198,932	812	20	357
1928	202,377	838	29	577
1929	205,083	719	28	754
1930	209,286	520	16	256
1931	212,815	419	12	254
1932	215,768	178	3	13
1933	218,545	124	5	31
1934	221,342	65	3	14
1935	223,017	60	7	37
1936	224,533	63	5	20
	<u>4,924</u>	<u>143</u>	<u>2,714</u>	

The relative percentage of new houses to new suites provided since 1925 is given below:

Year	New Houses	New Suites
1925	85.0%	15.0%
1926	65.4%	34.6%
1927	69.4%	30.6%
1928	59.2%	40.8%
1929	49.0%	51.0%
1930	67.0%	33.0%
1931	62.5%	37.7%
1932	93.2%	6.8%
1933	65.0%	35.0%
1934	83.0%	17.0%
1935	61.8%	38.2%
1936	73.0%	27.0%

The following table is inserted to show the number of dwellings and suites provided in relation to the number of marriages, since 1924

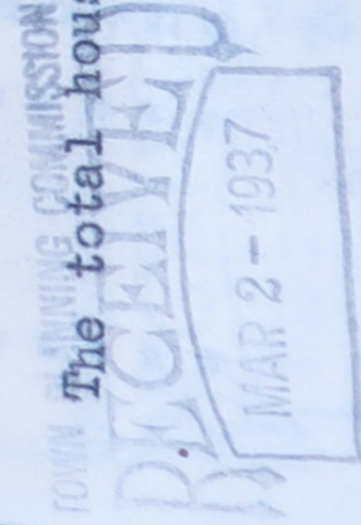
Year	Dwellings	Suites	Total	Marriages
1924	437	15	452	2,257
1925	551	97	648	2,237
1926	575	304	879	2,368
1927	812	357	1,169	2,441
1928	838	577	1,415	2,818
1929	719	754	1,473	2,781
1930	520	256	776	2,660
1931	419	254	673	2,452
1932	178	13	191	2,342
1933	124	31	155	2,246
1934	65	14	79	2,481
1935	60	37	97	2,596
1936	63	20	83	2,717

Referring to the foregoing table, in last year's report I stated as follows: "It will be seen from the above, that during the past five years, only one house or suite has been provided for every ten marriages. If each marriage means an additional domicile, the accommodation provided, especially during the past five or six years, has been hopelessly inadequate." I should like to emphasize the above, as the situation is even more acute this year, there being 2,717 marriages during the year, and 78 less dwellings than a year ago (not including 15 dwellings closed as insanitary, several of which may be made habitable) and only 4 additional suites provided. I am well aware, that a number of the marriages are of people outside Winnipeg; but even if the rate of marriages of people outside the city was one in ten, it would not appreciably affect the situation. What I desire to stress is, that during the past two-year period, there were 5,313 marriages and there has been no increase in accommodation; but on the contrary, the small amount of additional accommodation provided has been very considerably offset by the large number of demolitions.

Total Housing Accomodation

The total housing accomodation as at December 31st, was as under:

Dwelling houses .....	35,110
Dwellings in connection with stores .....	1,061
Suites in apartment blocks .	<u>10,537</u>
	<u>46,708</u>



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Vacant Houses in each District in relation to previous years

District	1936	1935	1934	1933	1932	1931	1930	1929
1. Fort Rouge	124	137	189	198	127	132	161	137
2. Assiniboine River to Portage Ave.	46	69	139	124	133	80	74	46
3. Portage Ave. to Notre Dame Ave.	54	109	174	186	126	104	122	121
4. Notre Dame Ave. to C.P.R. Main Line	60	160	206	207	150	63	80	71
5. C.P.R. Main Line to North City Limit	87	170	229	232	151	109	123	113
6. Elmwood	18	25	34	41	18	12	27	17
<b>Total</b>	<b>389</b>	<b>670</b>	<b>971</b>	<b>988</b>	<b>705</b>	<b>500</b>	<b>587</b>	<b>505</b>

Condition of repair of Vacant Dwellings by size of House

Size by Rooms	Without repairs	With slight repairs	With extensive repairs	Unfit & Dilapid'd	Total
Houses of 1 room	--	--	--	1	1
" " 2 rooms	--	1	3	5	9
" " 3 "	--	3	9	7	19
" " 4 "	12	6	9	8	35
" " 5 "	16	14	15	5	50
" " 6 "	19	34	23	14	90
" " 7 "	14	17	9	6	46
" " 8 "	13	26	5	11	55
" " 9 "	7	29	5	1	42
" " 10 " & over	25	21	6	4	56
<b>Total</b>	<b>106</b>	<b>141</b>	<b>82</b>	<b>60</b>	<b>389</b>

Suites in Residential Blocks	8,020	Vacant Suites in Residential Blocks	169
" " Mixed Blocks	2,517	" " Mixed Blocks	136
<b>Total</b>	<b>10,537</b>	<b>Total</b>	<b>305</b>

Number of Blocks in each District

District No.	Residential	Residential & Business	Total
1.	100	26	126
2.	139	28	167
3.	119	44	163
4.	35	69	104
5.	46	37	83
6.	4	1	5

<b>Total</b>	<b>443</b>	<b>205</b>	<b>648</b>
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Total Suites Vacant Suites

Total Suites	Vacant Suites
1 room suites	72
2 "	55
3 "	71
4 "	66
5 "	22
6 "	17
7 "	1
8 "	1
9 and over	--
<b>Total</b>	<b>305</b>

Vacant Suites in Residential Blocks

Suites by No. of rooms	1	2	3	4	5	6	7	8	9	10	Totals
Districts No. 1	1	10	16	6	12	1	1	--	--	--	46
" " 2	1	15	22	9	3	1	1	--	--	--	53
" " 3	4	3	5	1	--	--	--	--	--	--	16
" " 4	2	7	10	4	2	--	--	--	--	--	25
" " 5	1	4	16	8	--	--	--	--	--	--	29
" " 6	--	--	--	--	--	--	--	--	--	--	--
<b>Total</b>	<b>9</b>	<b>16</b>	<b>54</b>	<b>55</b>	<b>18</b>	<b>15</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>169</b>

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Vacant Suites In Mixed Blocks

	suites by No. of rooms										Totals
District No. 1	1	2	3	4	5	6	7	8	9	10	
District No. 1	4	-	-	2	1	1	-	-	-	-	8
" " " " "	5	2	1	1	-	-	-	-	-	-	9
" " " " "	1	3	2	1	1	-	-	-	-	-	9
" " " " "	51	34	11	6	1	-	-	-	-	-	103
" " " " "	2	-	3	1	1	-	-	-	-	-	7
" " " " "	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>63</b>	<b>39</b>	<b>17</b>	<b>11</b>	<b>4</b>	<b>2</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>136</b>

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