

1940.

PLEASE RETURN
ORIGINAL ORDER
Vancouver City Archives

Housing
applied by B.C.P. & P. Cttee. Jan. 8 10

CITY ARCHIVES

LOCATION 27-E-1

FILE NO. 10

November 20, 1940.

To His Worship the Mayor and
Members of the City Council,
City Hall.

A Report of Housing conditions in certain
sections of the City, details of which have been
gathered through a survey authorized by the City
Council on June 14th, 1940.

For convenience the districts covered have been numbered
1 to 6, but it must be understood that only a few dwellings in each
of these were examined and no attempt made to estimate the number
of premises which may be in a similar condition to those inves-
tigated. It can be taken for granted however, that the reports
submitted indicate a general condition of the older dwellings in
the said districts, and similar results would obtain if the number
of premises inspected were multiplied.

District Boundaries	1	2	3	4	5	6
	N. Pender	Pender	Hastings	Alexander	2nd Ave.	Miscs.
	S. Pacific	Beach	Prior	Hastings	4th Ave.	
	E. Cambie	Granville	Glen	Clark	Granville	
	W. Granville	Chilco	Main	Main	Burrard	

To better understand the unfortunate housing conditions
which exist, a typical survey from each of the districts is
given below.

Examples

DISTRICT 1 700 Block Cambie Street (Report No. 20)

Occupants 44 (24 males, 9 females, 11 children under 10 years)

Accommodation 5 bedrooms, 15 housekeeping rooms,
2 bathrooms, 2 toilet rooms.

Sanitary Conveniences 3 w.c's, 3 sinks, 2 baths, 1 basin,
1 slop sink.

Exterior Roof not leaking but poor condition,
Eaves troughs and down pipes in bad repair,
woodwork rotted,
front porch and steps poor condition,
general dilapidation.

Interior Walls and wall paper very filthy and cracked,
hardware missing from doors,
halls and basement stairs dark and filthy,
bath and toilet rooms filthy,
basement washroom very dirty, woodwork decayed.

Plumbing All fixtures filthy, sink waste wrapped with tape,
basement toilet out of repair and closed,
gas hoses under pressure.

Housekeeping condition Five children under 5 years living in basement rooms,
whole building infested with bed bugs and rats,
mattresses, bug infested and dirty,
smell of gas from hose under pressure.

Assessment Land - \$11,000.00 Improvements - \$2,550.00
Rental (reported by tenant) - \$55.00 per month,
(estimated 12 persons in receipt of shelter allowance)

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checked by R. C. Dyer. Date Jan. 8 10

DISTRICT 2 800 Block Hornby Street (Report No. 87)

Occupants 21 (14 male, 7 female)

Accommodation 1 living room, 1 kitchen, 7 bedrooms, 9 house-keeping rooms, 2 bathrooms, 2 toilet rooms.

Sanitary Conveniences 2 w. c's, 9 sinks, 2 baths, 1 basin.

Exterior Foundations poor, building one foot out of plumb at rear,
No eaves troughs or down pipes,
Exterior trim decayed and falling away,
General dilapidation.

Interior Floors and stairs out of level,
doors and windows ill fitting (settlement),
plaster cracked, paper loose and very dirty,

Plumbing Toilet bowl on rear porch removed, and
connection open to sewer,
laundry trays cracked and leaking.

Housekeeping condition
Rooms dirty, some dark rooms,
First floor bathroom locked, used by tenant only.

Assessment Land - \$9,345.00 Improvements - \$2,400.00,
Rental (reported by tenant) - \$65.00 per month.

DISTRICT 3 400 Block, Keefer Street (Report No. 130)

Occupants 10 (4 males, 3 children under 10, 3 children under 16) - Chinese.

Accommodation 1 bed living room, 1 kitchen, 1 bedroom,
1 housekeeping room, 1 bathroom.

Sanitary Conveniences 1 w.c, 1 sink, 1 bath.

Exterior Foundation poor, house out of plumb,
supported by adjoining building, roof leaking,
no eaves troughs or down pipes,
porches and steps in state of collapse,
general dilapidation.

Interior All in bad shape, plaster badly cracked and
dirty.

Plumbing Sink waste broken and leaking into walls,
and drains under building; toilet connections
leaking and tied with cloth; water supply
almost nil.

Housekeeping condition
7 children occupy one room opening on to the
father's room.

Assessment Land - \$610.00 Improvements - \$600.00
Rental (reported by tenant) - \$15.00 per month.

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checked by R. C. Dyer, C.A.S. Jan. 8 10

DISTRICT 4 600 Block East Hastings (Report No. 160)

Occupants 20 (14 males, 3 females, 3 children under 10 yrs.)

Accommodation 1 living room, 1 kitchen, 8 bedrooms, 1 house-keeping room, 1 barber shop, 1 taxi office, 1 bathroom.

Sanitary conveniences 2 w.c.'s, 1 w.c. outside, 3 sinks, 1 bath.

Exterior Roof leaking, no eaves trough or down pipes, broken windows, woodwork bare, general dilapidation.

Interior Very old and dirty.

Plumbing Bath waste leaks through ceiling, sink wrapped with cloth.

Housekeeping conditions

Sleeping rooms rented at \$1.00 per week, Barber shop run by Japanese woman, 3 living rooms at rear, 2 are dark, occupied by man and wife and 2 boys. Toilet for Barber shop and Taxi office in building at rear in filthy condition.

Assessment Land - \$1,535.00 Improvements - \$1,450.00
Rental (reported by tenants) - \$47.00 per month,
(2 men in receipt of shelter allowance)

DISTRICT 5 1700 Block W. 2nd Ave; 1700 Block Pine; 5 dwellings on 2 lots (Reports Nos. 183-7)

Occupants 33 (9 males, 9 females, 5 children under 10, 10 children under 16)

Accommodation 6 living rooms, 5 kitchens, 15 bedrooms, 5 bathrooms.

Sanitary Conveniences 5 w. c's, 5 sinks, 5 baths, 3 basins.

Exterior Roof leaking, no eaves troughs or down pipes, foundations poor, some buildings out of plumb, All steps and porches in state of collapse. All trim decayed and falling off. General dilapidation.

Interior Wall plaster cracked and dirty, some ceilings wet from leaks, posts decayed in some cases, very unsatisfactory conditions.

Plumbing All in deplorable condition, fixtures broken, and wrapped with cloth etc.

Housekeeping conditions

Four houses infested with bed bugs, and cockroaches, evidence of rats; houses are generally filthy with damp or flooded basements.

Assessment Land - \$1,010.00 Improvements - \$2,550.00
Rental (reported by tenants) - \$61.50 per month.

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checked by R. C. Dyer. Date. Jan. 8 10

Exterior
Appearance

The exterior appearance of practically every building examined is deplorable. Usually the worst sections are the front and rear steps and porches. Roofs are generally bad while eaves troughs and down pipes are non-existent. In nearly all cases the trim is in a state of decay. No repairs or painting has apparently been attempted for many years. This condition is of course common to very many dwellings which are not actually covered by the survey.

Interior
Appearance

Generally speaking interior conditions reflect the outside appearance of the buildings, dirt and decay are visible on every hand.

Condition
of
Structures

The main structure of most buildings is fairly sound, although in some cases failure of foundations has caused the dwelling to fall out of plumb with subsequent tilting of floors and straining of the interior structure.

Plumbing

Of all the features examined, the sanitary conditions of these dwellings are the most deplorable. In many cases the plumbing is ancient and badly battered, toilets, sinks and baths are leaking and often patched with putty or rags. Much illegal plumbing has been installed without vents, so that sewer gas comes directly into the fixtures. These installations also constitute a grave danger of back syphonage of sewage or waste water. Among the illegal plumbing installations are Japanese baths. These are invariably connected to the plumbing in the house by simply breaking a hole in the soil pipe, thereby venting sewer gas into the building. The odour of cooking gas is often noticeable owing to defective rubber hose.

Housekeep-
-ing
Conditions

In the strict sense of the word a condition of overcrowding does not exist but the buildings in which large numbers of persons reside are generally utterly unsuited for such a purpose, having been originally built as family dwellings and their conversion creates a most unsatisfactory state of affairs. There is a great lack of sanitary conveniences and facilities for the storage and cooking of food. It is impossible in this summary to give full details of housekeeping conditions. These can be obtained from the individual survey sheets which show unsatisfactory basement quarters, the crowding of children and adults, and in some cases dwellings infested with vermin.

Sheds, walks
and fences

The survey shows that in most cases sheds, walks and fences are in a state of collapse while the yards are often filled with debris, thereby adding to the general squalor of the surroundings.

Persons
on
Relief

Details of persons on relief or in receipt of shelter allowances or pensions, living in the dwellings surveyed, were difficult to obtain, but from the information gathered it is suggested there are some 300 persons including children in this category.

Assessment,
Taxes and
Rentals

In connection with 176 dwellings examined, the assessed value is as follows:

Land -	\$500,530.00	Improvements -	\$169,500.00	Total	\$670,030.00
					33,256.93

Gross tax rate for 1940
(this figure is subject to 4% rebate; no figures are given as to water rates).
Information gathered from tenants show a gross rental of \$55,128.00 or 9.4% of the assessed value.

An examination of the reports show a wide variation in the rentals obtained; usually larger rentals are paid where the dwellings are sub-let, regardless of the condition of the building.

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apptd. by R. C. Dyer, C.M.C. Jan. 8 10

Tax Sale
Lands

A separate report is attached covering such dwellings included in the survey as are now owned by the City.

Demolitions

It will be noted that in the survey some 33 dwellings are recommended for demolition. These are receiving the attention of the Building Department.

Respectfully submitted,

H. L. Corey, Chairman,
Building, Civic Planning and
Parks Committee.

Stewart Murray,
Medical Health Officer.

Andrew Haggart,
Building Inspector.

AJH:P
Att.

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10
Housing
apptd. by B.C.P. & R. Cates. Jan. 8

Building Department

November 20, 1940.

Report of City Owned Premises
included in Housing Survey

Attention is called to the fact that included in the survey are 11 properties owned by the City and listed below:

The 11 dwellings house some 79 adults and 21 children; 38 persons are reported to be on relief. Many of the premises are in a deplorable condition.

One very bad example of these City owned houses is Report No. 168, 1232 Powell Street. Foundations, exterior and roof are all in a very bad condition; the interior very dilapidated, and exceedingly filthy; the plumbing is also in a deplorable state with leaky connections. It is occupied by 6 adults and 6 children; the family is on relief.

The City is in receipt of a monthly rental amounting to \$175, but it may be pointed out that some of the dwellings are sub-let as evidenced from information received on Report No. 3 where the City rent is \$15, but the occupants of the house pay a combined rental of \$29.

Report No.

Location

3
19
21
34
42
46
54
60
168
198
207

615 Hamilton
717 Cambie
745 Cambie
534 Homer
951 Richards
526 Homer
1353 Richards
1027 Richards
1232 Powell
734 West 6th Ave.
1862 East 20th Ave.

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apptd. by H. C. P. D. R. C. C. E. Jan. 8
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1940.

Building Department,
City Hall,
Nov. 20th, 1940.

To the Chairman & Members
of the Building, Civic Planning
and Parks Committee.

Gentlemen:

I beg to submit the following supplementary comments on
the recent Housing Survey:

The survey has been confined to buildings which are
obviously down at heel and no attempt made to inspect all such buildings
in the various districts, it may be said, however, that the number ex-
amined could be tripled.

Obviously in many cases the tenants are not in these
places by choice, but from necessity and the rentals obtained are not
conducive to owners keeping the buildings in a state of repair. The
buildings are principally rented properties, from which the owners
probably received a nominal rental, while the lessee sublets the rooms
in an endeavour to make a living.

The survey has centered mainly on properties contained
in business districts where assessed improvements are low in comparison
to land values. This is possibly the reason for such dilapidated condi-
tions and a feeling among property owners that the revenues derived do
not warrant any expenditure on the buildings.

The development of these business sections with the
resultant high speculative real estate values caused residents to erect
dwellings in other parts of the City, the remaining houses are rented
and generally allowed to deteriorate until they reached their present
stage. The Zoning By-law aids in the prevention of a similar condition
arising in the future.

May I remark there can be no suggestion that Vancouver
is in any sense a City of slums. The approximate number of dwellings
erected, or in course of erection, in Vancouver is 53,582 and of these
only 207 have been surveyed; even if this number were increased to
2000 it would only represent about 3.7 per cent of the total number.

The figures quoted below give some indication of the
approximate number and relative value of dwellings together with the
number of licensed Apartments etc. in the City.

Approximate number of dwellings - 53,582
(December 31st 1939) approximate number \$3000 or less, 46,346
Houses erected during 1940, 1346 average cost \$2740.00

1940 number licensed Apartments etc.	-	1,026
" " " Lodging houses	-	1,816

I should also like to draw attention to the fact that
if a standard of Housing By-law brings about the demolition or closing
of a number of premises it may be exceedingly difficult, under present
conditions, for the occupants to find more suitable accommodation else-
where, as there seems to be still a shortage of houses in the City
available at a rental commensurate with the present occupants means.

Yours respectfully,
J.B. Bennett
BUILDING INSPECTOR.

AH/KM.

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Housing
Appts. by B.C. B. R. C. etc. Jan. 8
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CITY

CITY OF VANCOUVER PARTIAL
AUTHORIZED BY CITY COUNCILHOUSING SURVEY
JUNE 17, 1940

.3.

INSPECTIONS MADE BY R. STARRUP

BUILDING REPORT		BUILDING LOCAT		BUILDING DEPARTMENT		ASSESSMENT		MONTHLY RENTAL		OCCUPANTS		ROOMS		EXTERIOR		INTERIOR		PLUMBING		REMARKS	
REPORT No.	ST	REPORT No.	ST	REPORT No.	ST	LAID	IMPS.	RENTAL	ADULTS	CHILDREN	TOTAL	L	K	B	1/2	1/2	1/2	1/2	1/2	1/2	1/2
61	1051	556	THU	123	1209	1,600	1,700	55-	9	7	2	1	16	3	3	2	1	1	1	1	1
62	523	525	ME	124	1205	1,950	1,900	55-	7	11	1	18	4	3	2	1	1	1	1	1	1
63	1067	1050	ME	125	1237	1,950	1,900	97	50	6	9	1	15	2	1	1	1	1	1	1	1
66	1052	1052	BUI	126	1080-4	2,280	3,050	10-	5	5	5	5	5	5	5	5	5	5	5	5	5
68	537	539	BUI	127	467	1,275	250	10-	4	4	4	4	4	4	4	4	4	4	4	4	4
69	541	541	BUI	128	322	1,215	200	10-	4	4	4	4	4	4	4	4	4	4	4	4	4
71	520	520	AL	129	330	1,215	200	10-	4	4	4	4	4	4	4	4	4	4	4	4	4
72	552	552	AL	130	453	1,030	2250	20-	7	1	2	3	4	6	1	1	1	1	1	1	1
73	1036	1036	AL	131	432	1,030	2250	20-	7	1	2	3	4	6	1	1	1	1	1	1	1
74	1040	1040	AL	132	450	1,030	2250	20-	7	1	2	3	4	6	1	1	1	1	1	1	1
75	1016	1016	BL	133	450	1,030	2250	20-	7	1	2	3	4	6	1	1	1	1	1	1	1
76	891	891	BL	134	718	405	550	12-	3	3	3	3	3	3	3	3	3	3	3	3	3
77	859	859	BL	135	546	405	550	12-	3	3	3	3	3	3	3	3	3	3	3	3	3
78	866	866	HC	136	646	405	550	12-	3	3	3	3	3	3	3	3	3	3	3	3	3
79	901	901	HC	137	905	1,340	1,000	16-	3	4	7	1	20	8	19	2	1	1	1	1	1
81	887	887	HC	138	863	400	700	35-	5	20	20	5	5	5	5	5	5	5	5	5	5
82	915	915	HC	139	863	400	700	35-	5	20	20	5	5	5	5	5	5	5	5	5	5
83	870	870	HC	140	821	450	600	10-	3	10	3	2	13	2	1	1	1	1	1	1	1
84	907	907	HC	141	400	3,755	1,300	10-	2	2	3	5	7	2	2	1	1	1	1	1	1
85	1263	1263	HC	142	404	3,755	1,300	10-	2	2	3	5	7	2	2	1	1	1	1	1	1
86	1143	1143	HC	143	406	3,755	1,300	10-	2	2	3	5	7	2	2	1	1	1	1	1	1
87	813	813	HC	144	408	3,755	1,300	10-	2	2	3	5	7	2	2	1	1	1	1	1	1
88	1362	1362	HC	145	961-1/2	380	600	26-	4	2	4	4	6	8	4	2	3	7	3	3	3
89	1459	1459	HC	146	446	675	6300	43-	4	1	1	2	4	3	4	1	1	1	1	1	1
90	1059	1059	HC	147	1034-4	400	1,100	22-	2	1	2	2	3	4	2	1	1	1	1	1	1
91	1025	1025	HC	148	505	660	2,000	15-	7	1	2	2	3	4	2	1	1	1	1	1	1
92	1287	1287	HC	149	618	3010	600	20-	2	2	2	2	2	2	2	1	1	1	1	1	1
93	1133	1133	HC	150	574	1,450	900	8-	1	1	2	2	4	8	2	1	1	1	1	1	1
94	1129	1129	HC	151	321	1,450	900	8-	1	1	2	2	4	8	2	1	1	1	1	1	1
95	1159	1159	HC	152	615	1,515	800	10-	8	3	5	3	15	8	2	2	2	3	5	3	3
96	1159	1159	HC	153	519	1,800	900	16-	4	2	1	1	2	2	7	1	1	1	1	1	1
97	1152	1152	HC	154	102	1,740	1,450	8-	4	2	1	1	2	2	7	1	1	1	1	1	1
98	1163	1163	HC	155	108	1,740	1,450	8-	4	2	1	1	2	2	7	1	1	1	1	1	1
99	1167	1167	HC	156	120	1,740	1,450	8-	4	2	1	1	2	2	7	1	1	1	1	1	1
100	1269	1269	HC	157	710	750	2,700	14-	2	1	2	4	1	6	1	1	1	1	1	1	1
101	1275	1275	HC	158	390	3,755	3,700	12-	8	1	1	3	2	5	1	1	1	1	1	1	1
102	1336	1336	HC	159	1396	3,755	3,700	12-	8	1	1	3	2	5	1	1	1	1	1	1	1
103	1337	1337	HC	160	611	1,535	1,450	49-	14	3	3	17	3	3	2	1	1	1	1	1	1
104	720	720	HC	161	611 1/2	1,535	1,450	49-	14	3	3	17	3	3	2	1	1	1	1	1	1
105	1246	1246	HC	162	870	450	500	13-	3	3	3	4	5	5	4	1	1	1	1	1	1
106	1291	1291	HC	163	866	900	1,100	22	60	3	6	4	13	4	4	2	2	2	2	2	2
107	1353	1353	HC	164	560	625	500	17	50	3	3	2	6	5	4	1	1	1	1	1	1
108	1357	1357	HC	165	566	625	500	17	50	3	3	2	6	5	4	1	1	1	1	1	1
109	1360	1360	HC	166	566	625	500	17	50	3	3	2	6	5	4	1	1	1	1	1	1
110	1356	1356	HC	167	566	625	500	17	50	3	3	2	6	5	4	1	1	1	1	1	1
111	1356	1356	HC	168	1232	690	1,400	18-	6	3	1	9	1	1	1	1	1	1	1	1	1
112	741	741	HC	169	1026	1,030	450	8-	5	1	1	3	6	6	1	1	1	1	1	1	1
113	1184	1184	HC	170	427	345	400	6-	4	5	2	1	9	3	2	1	1	1	1	1	1
114	1110	1110	HC	171	421	1,255	1,700	25-	4	3	2	2	7	4	3	1	1	1	1	1	1
115	921	921	HC	172	1548	1,310	700	25-	4	3	2	2	7	4	3	1	1	1	1	1	1
116	1112	1112	HC	173	1548	450	500	10-	3	3	3	4	5	3	2	1	1	1	1	1	1
117	1148	1148	HC	174	1548	450	500	10-	3	3	3	4	5	3	2	1	1	1	1	1	1
118	1165	1165	HC	175	1540	1,000	900	25-	4	2	2	1	6	3	2	1	1	1	1	1	1
119	1461	1461	HC	176	1540	500	700	15-	4	2	2	1	6	3	2	1	1	1	1	1	1
120	1931	1931	HC	177	1537	1,120	450	10-	3	3	3	4	5	3	2	1	1	1	1	1	1
121	1772	1772	HC	178	1520	500	700	15-	4	2	2	1	6	3	2	1	1	1	1	1	1
122	1751	1751	HC	179	1520	1,000	900	25-	4	2	2	1	6	3	2	1	1	1	1	1	1
				180	1755	400	350	14-	2	2	2	1	3	3	2	1	1	1	1	1	1
				181	1742	700	400	20-	2	3	3	3	5	6	3	2	1	1	1	1	1
				182	1747	450	1,350	10-	3	3	3	4	5	6	3	2	1	1	1	1	1
					W. 2nd	450	1,350	10-	3	3	3	4	5	6	3	2	1	1	1	1	1
					W. 2nd	450	1,350	10-	3	3	3	4	5	6	3	2	1	1	1	1	1

Housing Survey
Made by R. Starrup
June 17, 1940

CITY OF VANCOUVER
AUTH.

PARTIAL HOUSING SURVEY

INSPECTIONS
MARKS

INSPECTIONS
MARKS

2.

[illegible]

CITY OF VANCOUVER

PARTIAL HOUSING SURVEY

INSPECTIONS BY R. STANTON

1.

1.

BUILDING DEPARTMENT										CITY										REMARKS.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
REPORT	LOCATION	ASSESSMENT	LAND	IMP.	MONTHLY	RENTAL	ADULTS	CHILDREN	TOTAL	ROOMS	SAINTS	COVERAGES	EXTERIOR	INTERIOR	PLUMBING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
No.	STREET						M	F	T	A	C	L	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K	B	K

CITY OF VANCOUVER

AUTHORIZED BY CITY COUNCIL JUNE 17, 1940

PARTIAL HOUSING SURVEY

INSPECTED BY R. STARTUP

4.

BUILDING DEPARTMENT

REPORT No.	LOCATION	ASSESSMENT	MONTHLY RENTAL	OCCUPANTS					ON RELIEF	ROOMS					EXTERIOR	INTERIOR	PLUMBING	REMARKS
				ADULTS	CHILDREN	T	A	C		L	K	B	W	C				
183	1703 W. 2nd	1010	2,550	15	2	1	2	3	7	2	1	2	1	1	POOR	POOR	POOR	
184	1707 PINE			15	1	2	3	4	6	1	1	1	1	1	POOR	POOR	POOR	DEMOLITION RECOMMENDED
185	1737 PINE			12	1	3	2	4	3	5	1	1	1	1	POOR	POOR	POOR	
186	1735			7	3	2	2	3	2	1	1	1	1	1	POOR	POOR	POOR	
187	1729 HELMCKEN			12	6	5	2	1	1	1	1	1	1	1	POOR	POOR	POOR	
188	1730			40	5	6	2	1	1	1	1	1	1	1	POOR	POOR	POOR	
189	1734			20	3	1	2	3	3	1	1	1	1	1	POOR	POOR	POOR	
190	1738 W. 2nd			20	2	3	1	1	1	1	1	1	1	1	POOR	POOR	POOR	
191	1673			12	2	2	4	4	4	1	1	1	1	1	POOR	POOR	POOR	
192	1684			32	2	2	4	4	8	1	1	1	1	1	POOR	POOR	POOR	
193	1692			400	4	1	5	2	2	1	1	1	1	1	POOR	POOR	POOR	
194	1730 PINE			450	1	1	4	2	2	1	1	1	1	1	POOR	POOR	POOR	
195	1537 W. 4th			350	10	3	1	2	2	4	1	1	1	1	POOR	POOR	POOR	
196	1639			450	10	2	1	2	4	2	1	1	1	1	POOR	POOR	POOR	
197	1718 W. 2nd			400	12	2	1	3	2	4	1	1	1	1	POOR	POOR	POOR	
198	734 W. 6th			700	10	2	1	3	2	4	1	1	1	1	POOR	POOR	POOR	
199	710 W. 6th			900	14	6	1	3	2	3	1	1	1	1	POOR	POOR	POOR	
200	714 W. 7th			840	10	2	1	3	2	3	1	1	1	1	POOR	POOR	POOR	
201	777 W. 6th			750	10	2	1	3	2	3	1	1	1	1	POOR	POOR	POOR	
202	2223 W. 6th			450	22	2	1	3	2	5	1	1	1	1	POOR	POOR	POOR	
203	1000 JOYCE			400	8	1	1	1	1	1	1	1	1	1	POOR	POOR	POOR	
204	5711 CHEYENNE			265	2	1	1	1	1	1	1	1	1	1	POOR	POOR	POOR	
205	2866 E. 34th			185	250	1	1	1	1	1	1	1	1	1	POOR	POOR	POOR	
206	2268 E. 34th			230	5	1	1	1	1	1	1	1	1	1	POOR	POOR	POOR	
207	1862 E. 20			450	5	1	1	1	1	1	1	1	1	1	POOR	POOR	POOR	

LEGEND.

- ROOMS:
 - LIVING ROOM
 - KITCHEN
 - BEDROOM
 - HOUSEKEEPING ROOM
 - BATH ROOM
 - TOILET ROOM
- SAINTARY CONVENIENCES:
 - WATER CLOSET
 - LAUNDRY TUBS
 - OTHER FIXTURES

TOILET BAD CONDITION

TOILET SALE.

RECOMMEND DEMOLITION.

REAR COTTAGE.

REAR COTTAGE.

REAR COTTAGE.

REAR COTTAGE.

REAR COTTAGE.

REAR COTTAGE.

3.

INSPECTIONS MADE BY K. ST.

1940

Present: Alderman Corey (Chairman), His Worship Mayor J. Lyle Telford, M.D., M.L.A., Aldermen Bennett, Buscombe, Cornett, Greyell, Jones, Miller and Wilson.

Housing
appts. by R. C. D. R. C. C. C. Jan. 8

- (1) Report of the Special Committee comprising Alderman Corey, the Medical Health Officer and the Building Inspector, re Housing Conditions in the City, dated November 20, 1940.
- (2) Report of the Building Inspector, being supplementary comments on the recent Housing Survey, dated November 20, 1940.
- (3) Report of the Medical Health Officer relative to the health conditions in the area recently surveyed, dated November 25, 1940.
- (4) **Draft of proposed By-law to fix a Standard of Fitness for human habitation to which all Dwellings shall conform.**

After discussion, it was agreed that the further consideration of the proposed By-law be deferred until the next regular meeting of the Committee, to be held on December 9, 1940.

The Committee then adjourned.

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1940.

Building Department,
City Hall,
Nov. 20th, 1940.

To the Chairman & Members
of the Building, Civic Planning
and Parks Committee.

Gentlemen:

I beg to submit the following supplementary comments on
the recent Housing Survey:

The survey has been confined to buildings which are
obviously down at heel and no attempt made to inspect all such buildings
in the various districts, it may be said, however, that the number ex-
amined could be tripled.

Obviously in many cases the tenants are not in these
places by choice, but from necessity and the rentals obtained are not
conducive to owners keeping the buildings in a state of repair. The
buildings are principally rented properties, from which the owners
probably received a nominal rental, while the lessee sublets the rooms
in an endeavour to make a living.

The survey has centered mainly on properties contained
in business districts where assessed improvements are low in comparison
to land values. This is possibly the reason for such dilapidated condi-
tions and a feeling among property owners that the revenues derived do
not warrant any expenditure on the buildings.

The development of these business sections with the
resultant high speculative real estate values caused residents to erect
dwellings in other parts of the City, the remaining houses are rented
and generally allowed to deteriorate until they reached their present
stage. The Zoning By-law aids in the prevention of a similar condition
arising in the future.

May I remark there can be no suggestion that Vancouver
is in any sense a City of slums. The approximate number of dwellings
erected, or in course of erection, in Vancouver is 53,582 and of these
only 207 have been surveyed; even if this number were increased to
2000 it would only represent about 3.7 per cent of the total number.

The figures quoted below give some indication of the
approximate number and relative value of dwellings together with the
number of licensed Apartments etc. in the City.

Approximate number of dwellings - 53,582	
(December 31st 1939) approximate number \$3000 or less, 46,346	
Houses erected during 1940, 1346 average cost \$2740.00	
1940 number licensed Apartments etc.	- 1,026
" " " Lodging houses	- 1,816

I should also like to draw attention to the fact that
if a standard of Housing By-law brings about the demolition or closing
of a number of premises it may be exceedingly difficult, under present
conditions, for the occupants to find more suitable accommodation else-
where, as there seems to be still a shortage of houses in the City
available at a rental commensurate with the present occupants means.

Yours respectfully,
[Signature]
BUILDING INSPECTOR.

AH/KM.

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Housing
apptd. by R.C.P. & R. C. etc. Jan. 8
10

DISTRICT 2 800 Block Hornby Street (Report No. 87)

Occupants 21 (14 male, 7 female)

Accommodation 1 living room, 1 kitchen, 7 bedrooms, 9 house-keeping rooms, 2 bathrooms, 2 toilet rooms.

Sanitary Conveniences 2 w. c's, 9 sinks, 2 baths, 1 basin.

Exterior Foundations poor, building one foot out of plumb at rear,
No eaves troughs or down pipes,
Exterior trim decayed and falling away,
General dilapidation.

Interior Floors and stairs out of level,
doors and windows ill fitting (settlement),
plaster cracked, paper loose and very dirty,

Plumbing Toilet bowl on rear porch removed, and
connection open to sewer,
laundry trays cracked and leaking.

Housekeeping condition Rooms dirty, some dark rooms,
First floor bathroom locked, used by tenant only.

Assessment Land - \$9,345.00 Improvements - \$2,400.00,
Rental (reported by tenant) - \$65.00 per month.

DISTRICT 3 400 Block, Keefer Street (Report No. 130)

Occupants 10 (4 males, 3 children under 10, 3 children under 16) - Chinese.

Accommodation 1 bed living room, 1 kitchen, 1 bedroom,
1 housekeeping room, 1 bathroom.

Sanitary Conveniences 1 w.c, 1 sink, 1 bath.

Exterior Foundation poor, house out of plumb,
supported by adjoining building, roof leaking,
no eaves troughs or down pipes,
porches and steps in state of collapse,
general dilapidation.

Interior All in bad shape, plaster badly cracked and
dirty.

Plumbing Sink waste broken and leaking into walls,
and drains under building; toilet connections
leaking and tied with cloth; water supply
almost nil.

Housekeeping condition 7 children occupy one room opening on to the
father's room.

Assessment Land - \$610.00 Improvements - \$600.00
Rental (reported by tenant) - \$15.00 per month.

1940.

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apptd. by R.C.P. & R. C. C. etc. Jan. 8

November 20, 1940. ✓

To His Worship the Mayor and
Members of the City Council,
City Hall.

A Report of Housing conditions in certain
sections of the City, details of which have been
gathered through a survey authorized by the City
Council on June 14th, 1940.

For convenience the districts covered have been numbered
1 to 6, but it must be understood that only a few dwellings in each
of these were examined and no attempt made to estimate the number
of premises which may be in a similar condition to those inves-
tigated. It can be taken for granted however, that the reports
submitted indicate a general condition of the older dwellings in
the said districts, and similar results would obtain if the number
of premises inspected were multiplied.

District Boundaries	1	2	3	4	5	6
	N. Pender	Pender	Hastings	Alexander	2nd Ave.	Miscs.
	S. Pacific	Beach	Prior	Hastings	4th Ave.	
	E. Cambie	Granville	Glen	Clark	Granville	
	W. Granville	Chilco	Main	Main	Burrard	

To better understand the unfortunate housing conditions
which exist, a typical survey from each of the districts is
given below.

Examples

DISTRICT 1 700 Block Cambie Street (Report No. 20)

Occupants 44 (24 males, 9 females, 11 children under 10 years)

Accommodation 5 bedrooms, 15 housekeeping rooms,
2 bathrooms, 2 toilet rooms.

Sanitary Conveniences 3 w.c's, 3 sinks, 2 baths, 1 basin,
1 slop sink.

Exterior Roof not leaking but poor condition,
Eaves troughs and down pipes in bad repair,
woodwork rotted,
front porch and steps poor condition,
general dilapidation.

Interior Walls and wall paper very filthy and cracked,
hardware missing from doors,
halls and basement stairs dark and filthy,
bath and toilet rooms filthy,
basement washroom very dirty, woodwork decayed.

Plumbing All fixtures filthy, sink waste wrapped with tape,
basement toilet out of repair and closed,
gas hoses under pressure.

Housekeeping condition Five children under 5 years living in basement rooms,
whole building infested with bed bugs and rats,
mattresses, bug infested and dirty,
smell of gas from hose under pressure.

Assessment Land - \$11,000.00 Improvements - \$2,550.00
Rental (reported by tenant) - \$55.00 per month,
(estimated 12 persons in receipt of shelter allowance)

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Housing
applied by R. C. by R. C. etc. Jan. 8 10

DISTRICT 4 600 Block East Hastings (Report No. 160)

Occupants 20 (14 males, 3 females, 3 children under 10 yrs.)

Accommodation 1 living room, 1 kitchen, 8 bedrooms, 1 house-keeping room, 1 barber shop, 1 taxi office, 1 bathroom.

Sanitary conveniences 2 w.c.'s, 1 w.c. outside, 3 sinks, 1 bath.

Exterior Roof leaking, no eaves trough or down pipes, broken windows, woodwork bare, general dilapidation.

Interior Very old and dirty.

Plumbing Bath waste leaks through ceiling, sink wrapped with cloth.

Housekeeping conditions Sleeping rooms rented at \$1.00 per week, Barber shop run by Japanese woman, 3 living rooms at rear, 2 are dark, occupied by man and wife and 2 boys. Toilet for Barber shop and Taxi office in building at rear in filthy condition.

Assessment Land - \$1,535.00 Improvements - \$1,450.00
Rental (reported by tenants) - \$47.00 per month,
(2 men in receipt of shelter allowance)

DISTRICT 5 1700 Block W. 2nd Ave; 1700 Block Pine; 5 dwellings on 2 lots (Reports Nos. 183-7)

Occupants 33 (9 males, 9 females, 5 children under 10, 10 children under 16)

Accommodation 6 living rooms, 5 kitchens, 15 bedrooms, 5 bath-rooms.

Sanitary Conveniences 5 w. c.'s, 5 sinks, 5 baths, 3 basins.

Exterior Roof leaking, no eaves troughs or down pipes, foundations poor, some buildings out of plumb, All steps and porches in state of collapse. All trim decayed and falling off. General dilapidation.

Interior Wall plaster cracked and dirty, some ceilings wet from leaks, posts decayed in some cases, very unsatisfactory conditions.

Plumbing All in deplorable condition, fixtures broken, and wrapped with cloth etc.

Housekeeping conditions Four houses infested with bed bugs, and cockroaches, evidence of rats; houses are generally filthy with damp or flooded basements.

Assessment Land - \$1,010.00 Improvements - \$2,550.00
Rental (reported by tenants) - \$61.50 per month.

1940.

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Exterior
Appearance

Interior Appearance

Condition of Structures

Plumbing

Housekeep-
-ing
Conditions

Sheds, walks
and fences

Persons
on
Relief

Assessment,
Taxes and
Rentals

An examination of the reports show a wide variation in the rentals obtained; usually larger rentals are paid where the dwellings are sub-let, regardless of the condition of the building.

Housing
applied by R. C. G. R. C. C. C. Jan. 8

Tax Sale
Lands

A separate report is attached covering such dwellings included in the survey as are now owned by the City.

Demolitions

It will be noted that in the survey some 33 dwellings are recommended for demolition. These are receiving the attention of the Building Department.

Respectfully submitted,

H. L. Corey, Chairman,
Building, Civic Planning and
Parks Committee.

Stewart Murray,
Medical Health Officer.

Andrew Haggart,
Building Inspector.

AJH:P
Att.

1940.

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1940



October 21, 1940.

RECEIVED
BY CITY CLERK
JUL
OCT 21 1940
REFERRED TO

10/1/1911

Housing
apptd. by R. C. Dyer. Jan. 8 10

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"WHEREAS, Under the United States Housing Act of 1937, about 500 cities and other local units have forged a sensitive and efficient machinery for slum clearance and low-rent housing with the aid of the

1940

-2-

United States Housing Authority; and

is a record

"WHEREAS, The program assisted by the United States Housing Authority represents the most workable plan yet devised for clearing slums, rehousing slum dwellers, constructing projects where low-rent housing is required or building defense housing projects;

"THEREFORE BE IT RESOLVED, First, That this Annual Conference of the United States Conference of Mayors endorses wholeheartedly the slum clearance and low-rent housing program of local communities assisted by the United States Housing Authority, and urges the immediate expansion of this program to at least the extent embodied in S. 591 as it passed the Senate in 1939, increasing the lending authority of the United States Housing Authority and its capacity to pay annual contributions in aid of low rents; and

"Second, That the United States Conference of Mayors, in expressing the urgent need for defense housing projects throughout the country, expresses its measured judgment that municipal housing authorities assisted by the United States Housing Authority have proved themselves to be the most effective machinery for the quick and economical construction of defense housing projects and their integration with permanent community needs; and therefore this Annual Conference of Mayors recommends that this effective machinery be made the primary instrument in the defense housing program and that adequate funds be made available to it for carrying forward necessary defense housing work."

For your information, I may point out that the following resolution was passed at our Canadian Mayors' Conference at Ottawa from June 11th to 13th.

Housing
apptd. by B. C. D. P. Ctee. Jan. 8

1940

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"WHEREAS continuation of the public housing program of our Federal Government and the various cities of the Dominion as carried on under the authority of the National Housing Act, is dependent upon legislation passed by the Federal Government enabling the necessary funds to be made available; and

"WHEREAS public housing has now come to represent an accepted function of our Government in most cities throughout the country, as evidenced by the provision for municipal housing authorities in the present Act; and

"WHEREAS many municipalities feel that the provision of Part II of the Act whereby the aggregate of taxes shall not exceed one percent of the cost of construction of the houses, is inequitable and stands in the way of many desirable low-rental housing projects;

"THEREFORE BE IT RESOLVED that this conference of the Canadian Federation of Mayors and Municipalities petition the Federal Government to enact such legislation as will enable it to permit the continuation of the housing programme; and

"BE IT FURTHER RESOLVED that the municipal taxation limitation of one percent be removed."

May I close with this statement from Langdon

Post:

"People spend the greater part of every 24 hours in their homes--the wife and mother practically all of it, the man half of it--yet society has made no concerted effort to improve these homes. It has made available to the average man good food, good clothes, even good working conditions, good schools, good hospitals--everything except good homes."

I feel this matter is of such serious import
as to merit your further consideration.

Yours very truly,

Yours very truly,
John Hayford

Mayor

JLT:AM

Housing
applied by R. C. & R. C. C. Jan. 8

BUILDING, CIVIC PLANNING & PARKS COMMITTEE - MAY 6, 1940.

The Building, Civic Planning & Parks Committee met in the City Hall on Monday, May 6th, 1940, at 3 P.M.

Present: Alderman Corey (Chairman), His Worship Mayor Telford, Aldermen Bennett, Buscombe, Greyell, Jones, Miller and Wilson.

The Minutes of the previous meeting were adopted.

The Committee begs to recommend to Council the adoption of the following report:-

1. Re Application for re-zoning Area lying between Fir & Pine Sts., and other Areas.

An application was submitted by the Secretary of Zoning Matters on behalf of Mr. F.A. Cleland, who appeared before the Committee, for the re-zoning of the area lying between Fir and Pine Streets, the south side of 11th Avenue, and the north side of 14th Avenue, from a Two-Family Dwelling District to a Three-Storey Multiple Dwelling District. A report on this matter was received from the Town Planning Commission recommending against the suggested change.

Recommended that the question of re-zoning the areas mentioned in the premises be referred to a Public Hearing.

2. Re Low Rental Housing Projects.

Recommended that the following report submitted by the Chairman of the Housing Committee (Ald. Corey), be approved:-

"In view of the urgent necessity of erecting low rental houses for persons of low income, the Housing Committee respectfully recommends the adoption of the following resolution:

'That at the Annual Meeting of the Canadian Federation of Mayors and Municipalities, which is to be held at Ottawa from June 11th to 13th, His Worship the Mayor be requested to submit the following for consideration:-

'That the Canadian Federation of Mayors and Municipalities request the Dominion Government to continue to make available the thirty million dollars which was appropriated to March 30th, 1940 for low rental housing projects, under Part II of the National Housing Act; and also to make such amendments to the Act as will equitably adjust the condition whereby Municipal Taxes on any such project may not exceed one per cent of the cost of construction, which condition has hitherto prevented the utilization of the funds available.'"

3. Re "Slogan" for Vancouver.

Recommended that the suggested 'Slogan' for Vancouver submitted by Mrs. R.F. Powell, viz: 'Vancouver, the Fair City' or 'Vancouver, the Fair', be referred to the Junior Board of Trade for consideration, and Mrs. Powell thanked for her interest in this matter.

ring to the local authorities as "the most effective machinery for the quick and economical construction of defense housing projects," the Conference urged that this machinery "be made the primary instrument in the defense housing program."

Expansion of the present USHA-aided slum clearance and low-rent housing program was likewise recommended. The resolution reads as follows: "Whereas, The officials of American cities are uniquely qualified to know at first hand the terrific housing problem

Housing Authority, and urges the immediate expansion of this program to at least the extent embodied in S. 591 as it passed the Senate in 1939, increasing the lending authority of the United States Housing Authority and its capacity to pay annual contributions in aid of low rents; and

"Second, That the United States Conference of Mayors, in expressing the urgent need for defense housing projects throughout the country, expresses its measured judgment that municipal housing authorities assisted by the United States Housing Authority have proved

Homes was the direct result of activity by the community itself. "The development of this new community," says the Cleveland Housing Authority, "was inspired by the people of the neighborhood who dreamed, planned, and acted through the leadership of the Tremont Area Civic Association."

"A Neighborhood Organizes For Public Housing" By HELEN PHELAN Manager, Valleyview Homes, Cleveland Cleveland as a community became pub-

1940.

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apptd. by R. C. by R. C. etc. Jan. 8 10

*Br Bldg. Com Dec
March 4/1940*

Vancouver, B. C.
February 27, 1940.

Beby RECEIVED
BY CITY CLERK

FEB 28 1940 *cut*

REFERRED TO

The Mayor & Council of
The City of Vancouver, B. C.

Gentlemen:

We set before you a proposed housing scheme for
The City of Vancouver, the purpose of which shall be to
provide suitable housing for some of the 2,000 old people
now resident in Vancouver.

In this proposal, we submit plans for four
distinct house units, also a financial set-up showing the
cost of each type on the basis of 100 units; the proportional
contributions to the total cost by the Dominion government
and the City of Vancouver; the annual returns in rent; the
cost of operation; the estimated cash annual return to the
City; and the annual increase in assets through repayment of
the Government loan.

The Federal Government acknowledges the necessity for
more adequate low cost housing and has set up legislation and
funds to deal therewith through the various municipal bodies.
We believe that socially, morally and financially, the city
would benefit by taking advantage of the opportunity thus
presented.

The project shall be financed under Section No. 2
of the Dominion Housing Act dealing with low cost housing.
The Dominion Government shall finance up to 90% of the
total cost, the City of Vancouver the remaining 10%. Such
an enterprise would bring an asset of \$200,000.00 to the
City and enhance the value of City property that is now
virtually a liability. It would, moreover, enhance the value
of surrounding property. The relative seclusion of the
site, the comparative smallness of the development and the
limited class of people (old people) for which the buildings
are designed could not, in any appreciable manner, jeopard-
ize or influence the general value of private holdings in
Vancouver proper.

It cannot be too strongly emphasized that this
enterprise will be financially self-supporting. The cash
annual income, exclusive of water rates i.e. taxes and
interest on \$20,650.00, totalling \$3,097.00 provide ample
funds on which to amortize a loan of \$17,150.00. Other
improvements, exclusive of sewers, that is, paving, grading
and landscaping, etc. shall be paid for out of total ex-
penditure and are a part of the amortization payments on
the total cost of the whole project, hence the direct tax
burden on the City should be no more or even less than is
now the case.

We feel that such a program is both commendable
and necessary because (1) we believe that old people who
have spent a good part of their lives in contributing to
the welfare of the City have at least a moral right to end
their days in comfortable, pleasant surroundings.

ring to the local authorities as "the most
effective machinery for the quick and
Housing Authority, and urges the im-
mediate expansion of this program to at

Total

2001 700 000

Homes was the direct result of activity

1940.

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Vancouver City Archives

applied by R. C. Dyer R. C. Dyer. Jan. 8

(3) as this proposal is financially feasible and sound, it cannot be termed in any sense a charitable enterprise or gift by the City. The only "gift" concerned is a reasonable amount of goodwill and sympathetic interest in the welfare of those who are now past their days of active usefulness. Let those who have helped in forming our democracy find reward in sharing the honorable benefits that it is capable of providing.

Respectfully yours,

Per

A. O. Falls.

Housing
apptd. by B. C. P. & R. C. C. Jan. 8

PLAN B-

Two City blocks at City tax arrears.....	\$3,500.00
100 units, 3 rooms and bath @ \$1,980.00 each.....	198,000.00
Paving and park improvements.....	5,000.00
Total cost of development.....	<u>\$206,500.00</u>

Cost of project to City, 10% or..... \$20,650.00
Breakdown:

Land at tax cost..	\$3,500.00
Cash balance req..	17,150.00
Total.....	<u>\$20,650.00</u>

Amount of Government loan, 90% or....	<u>\$185,850.00</u>
Total cost of development.....	<u>\$206,500.00</u>

Revenue:

Yearly rent from 100 units @ \$12.00monthly.\$14,400.00

Taxes @ 1%.....	\$2,065.00
Water.....	1,500.00
Management 5%.....	720.00
Allowance for vacancies 5%....	720.00
Repairs and upkeep.3%.....	430.00
Auditing.....	100.00
5% int. on \$20,650.00 or City's portion of total cost.....	1,032.50
Annual amortization payment of 4% on \$185,850.00.....	<u>7,434.00</u>
Total costs.....	
Surplus revenues.....	
	<u>\$14,001.50</u>
	<u>398.50</u>

Taxes @ 1%.....	\$2,065.00	
Water.....	1,500.00	
5% interest on \$20,650.00....	<u>1,032.00</u>	\$4,697.50
Annual cash return.....		
Annual increase in assets		5,311.00
or 1/35th of \$185,850.00.....		<u>10,008.50</u>
Total returns.....		

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PROPOSED HOUSING SCHEME
for
THE CITY OF VANCOUVER
under
SECTION NO. 2, DOMINION HOUSING ACT

-PLANS A & C2-

Total Cost of Development

Two City blocks at City tax arrears..... \$3,500.00
100 units, 3 room or 4 room units and bath..... 217,157.00
Paving and park improvements..... 5,000.00
Total cost of development..... \$225,657.00

Manner of Financing

Cost of project to City, 10% or..... \$22,565.70

Breakdown:

Land at tax cost.. \$3,500.00
Cash balance req.. 19,065.70
Total..... \$22,565.70

Amount of Government loan, 90% or.... \$203,091.30

Total cost of development..... \$225,657.00

ESTIMATED ANNUAL STATEMENT

Revenue:

Yearly rent from 100 units @ \$12.60 monthly.. \$15,120.00

Operating Costs:

Taxes @ 1%.....	\$2,256.57	
Water.....	1,500.00	
Management 5%.....	750.00	
Allowance for vacancies 5%..	750.00	
Repairs and upkeep 3%.....	450.00	
Auditing.....	100.00	
5% int. on \$22,565.70 or City's portion of total cost.....	1,128.25	
Annual amortization payment of 4% on \$203,091.30.....	8,123.68	
Total costs.....		\$15,058.50
Surplus revenues.....		<u>61.50</u>

Total Annual Returns to City

Taxes @ 1%.....	\$2,256.57	
Water.....	1,500.00	
5% interest on \$22,565.70...	1,128.25	
Annual cash return.....		\$4,884.82
Annual increase in assets or 1/35th of \$203,091.30....		5,802.61
Total returns.....		<u>\$10,687.43</u>

Housing Authority, and urges the im-
mediate expansion of this program to at

Total.

6001700.000

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HOUSING SCHEME
for
THE CITY OF VANCOUVER
under
SECTION NO:2, DOMINION HOUSING ACT

-PLAN C1-

Total Cost of Development

Two City blocks at City tax arrears..... \$3,500.00
100 units, 5 rooms and bath @ \$2,324.30 each...232,430.00
Paving and park improvements..... 5,000.00
Total cost of development.....\$240,930.00

Manner of Financing

Cost of project to City, 10% or.....\$24,093.00

Breakdown:

Land at tax cost..\$3,500.00
Cash balance req..20,593.00
Total.....\$24,093.00

Amount of Government loan, 90% or..... \$216,837.00

Total cost of development..... \$240,930.00

ESTIMATED ANNUAL STATEMENT

Revenue:

Yearly rent from 100 units @ \$13.50month..\$16,200.00

Operating Costs:

Taxes @ 1%.....	\$2,409.30	
Water.....	1,500.00	
Management 5%.....	810.00	
Allowance for vacancies.5%...	810.00	
Repairs and upkeep 3%.....	486.00	
Auditing.....	100.00	
5% int. on \$24,093.00 or City's portion of total cost.....	1,204.15	
Annual amortization payment of 4% on \$216,837.00.....	8,673.32	
Total costs.....		<u>\$15,992.77</u>
Surplus revenues.....		<u>207.23</u>

Total Annual Returns to City

Taxes @ 1%.....	\$2,409.30	
Water.....	1,500.00	
5% interest on \$24,093.00.....	1,204.15	
Annual cash return.....		\$5,113.45
Annual increase in assets or 1/35th of \$216,837.00.....		<u>6,195.34</u>
Total returns.....		<u>\$11,308.79</u>

1940.

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1940.

By Bldg. Comtee
March 4/40

Re Housing Scheme for Old People, submitted to the
Building, Civic Planning and Parks Committee, March 4, 1940.

Necessary steps to be taken under Part II of the National
Housing Act, to implement the proposed scheme.

1. A Local Housing Authority must be established. Such Authority must be satisfactory to the Minister.
2. The City has power under the Charter to act individually as a Local Housing Authority, but if other persons or organizations were included in the Authority then undoubtedly it would be necessary to incorporate under the Societies Act.
3. The Government will lend a Local Housing Authority 90 per cent of the Cost of Construction; the Cost of Construction covers
 - (A) Actual expenditures for buildings,
 - (B) Cost of land including site developments,
 - (C) Architectural, legal and other expenses necessary to complete the project.
4. The Loan is repayable at a rate of 4 per cent, including principal and interest, payable half yearly.
5. The Municipality must agree not to levy taxes on the property exceeding in the aggregate one per cent of the cost of construction.
6. The Local Housing Authority must secure from the Provincial Government an agreement to pay annually to the Minister, any part of the amount of the total semi-annual payments for principal and interest which are not paid by the Local Housing Authority.

Extracts from an address by Prof. W. A. Clark, Deputy Minister
of Finance, delivered to the National Conference on Housing,
February 20, 1939.

Local Housing
Authority not
being a Limited
Dividend Housing
Corporation

(Free Municipal
Land)

Municipalities
Contribution

"The second type of local housing authority consists of any municipality acting directly, or any society, association, corporation or commission acting on behalf of a municipality it was recognized that there were some municipalities which might prefer to act directly, or might be compelled so to act because of the impossibility of interesting private individuals in a limited dividend corporation..... A local housing authority must provide equity capital equal to 10 per cent of the cost of the project. This equity may of course take the form of cash or land or both but it was felt that in most cases at least, this could be taken care of by giving free land for part or all of the site."

".....The granting of a fixed tax rate of 1 per cent was required from the municipality because it was believed to represent the easiest way in which all Canadian municipalities could make the contribution, which I think everyone agrees should be made by them for the purpose of making possible low rental housing projects within their borders this municipal contribution by way of partial tax exemption appears to be indispensable, if we are to make possible rentals as low as are necessary to meet the needs of low income families. Even if the Dominion gave all its funds at no cost whatsoever, it would not apparently be sufficient to offset the cost of full tax liability, and I think no one should expect the Dominion to go that far....."

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1940.

The Awakening of
Social Conscious-
ness

".....The Dominion has been persuaded to initiate an experiment in low rental housing by providing a vehicle, and offering what it believes to be generous assistance. It is up to you in the municipalities to decide whether you wish to accept this assistance on the terms in which it is offered. The Act sets up certain standards and conditions of a common-sense nature which must be complied with, but subject to these standards and conditions the projects must be locally conceived, locally constructed, and locally administered. This, I repeat, involves a great deal of hard work, much skill and ingenuity, constructive imagination, sound judgment administrative capacity, and an awakened social consciousness."

The Mayor and Council,
Vancouver, B. C.

Dear Sirs: re: *Time of Study, National
Housing Act - 1937*
A. J. Harrison

I beg to advise that at a regular meeting of the Commission held on 4th January 1938, it was passed endorsing the report of the Commission's recommendation that an effort be made to secure Dominion Government, under the provisions of the *National Housing Act, Part II*, to extend the time limit which expires on 31st March 1938, so that funds will continue to be made available for some form of low-cost housing after the above date.

AJH:P

This resolution, of course, does not cover the enforcement of the provisions of Part II of the Act whereby those parties who are required to pay only 1% of the cost of the school taxes. It was feared that the matter of "taxes" would be discussed later.

I remain,

Yours faithfully,

Alexander Walker
Alexander Walker,
Engineer-Secretary.

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*By Bldg. etc - Comtee
Jan - 24/40. Recd &
filed for reference*

CITY OF VANCOUVER



TOWN PLANNING COMMISSION
309 ROYAL TRUST BUILDING - 626 WEST PENDER STREET

VANCOUVER, B. C.
CANADA

RECEIVED
BY CITY CLERK

JAN 10 1940

REFERRED TO

By Bldg. etc

9th January, 1940.

His Worship the Mayor and Council,
City Hall,
Vancouver, B. C.

Dear Sirs: re: Time of Expiry, National
Housing Act - Part 11.

I beg to advise that at a regular meeting of the Commission held on 4th January last, a resolution was passed endorsing the Civic Housing Committee's recommendation that an effort be made to induce the Dominion Government, under the provisions of the National Housing Act, Part 11, to extend the time limit which expires on 31st March next, so that funds will continue to be made available for some form of low-cost housing, after the above date.

This resolution, of course, does not cover the endorsement of the provisions of Part 11 of the Act whereby those participating in a housing scheme would be required to pay only 1% of the cost of the scheme in taxes. It was deemed that the matter of "taxes" could be discussed later.

I remain,

Yours faithfully,

J. Alexander Walker
J. Alexander Walker,
Engineer-Secretary.

JAW/MR.

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1940.

ABSTRACT FROM MINUTES OF BUILDING, CIVIC PLANNING
AND PARKS COMMITTEE, DATED Nov. 6/39
& ADOPTED BY COUNCIL on
Nov. 7, 1939.

"1. RE LOW RENTAL HOUSING PROJECTS.

A communication was received from the Chairman of the Housing Committee requesting that the Council communicate with the Dominion Government, requesting an amendment to the National Housing Act, whereby funds now available for housing will be retained for this purpose after March 31, 1940.

Also the letter recommended that serious consideration be given to the adoption of a standard of housing by-law similar to the one in force in the City of Toronto.

Recommended that His Worship the Mayor be requested to communicate with the Dominion Government asking that consideration be given to amending the National Housing Act so that the period during which funds are available for low rental housing projects will be extended beyond March 31, 1940. It is further,

Recommended that a Special Committee consisting of the Chairman, Corporation Counsel, City Comptroller, Medical Health Officer, Building Inspector and Secretary of Zoning Matters, be appointed to investigate and report upon the feasibility of establishing a standard housing by-law similar to the one in operation in the City of Toronto, and to prepare a draft by-law for the consideration of the Committee. "

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Housing
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