

1940.

PLEASE RETURN  
ORIGINAL ORDER

Survey / Standard of Housing By-law<sup>30</sup>  
apprd. by B. C.P. & P. Cttee. June 10.

CITY ARCHIVES

LOCATION 27-E-1

FILE NO. 30



Nov. 25/40 - Council adopted as  
a report of Progress.

(1B) Nov. 14, 1940 / Abstracted from report of Building, C.P.P. Committee.  
Nov. 19/40 adopted by Council

Re Survey for Standard of Housing By-law.

The Special Committee consisting of Alderman Corey (Chairman),  
Building Inspector and Medical Health Officer, submitted a report  
in connection with the above.

Clause 1 = The Chairman (Ald. Corey) submitted a report on the same question,  
recommending:

- (1) That the Special Committee above mentioned be empowered to  
compile a draft for a proposed Standard of Housing By-law,  
similar in some respects to that in force in Toronto, but  
with certain modifications, to allow for different climatic  
and other conditions; and
- (2) That a special meeting of the Building Civic Planning and  
Parks Committee be called for next Monday morning, November  
25th, to consider the full report as well as the advisability  
of the adoption of the proposed by-law.

Corey  
Committee

RECOMMENDED that the recommendations contained in the Chairman's  
report be approved, and a special meeting, therefore, of the Building,  
Civic Planning and Parks Committee be held on Monday, November 25th,  
at 10 A.M., and a draft by-law be submitted for consideration.

PLEASE RETURN  
ORIGINAL TO  
V. 100

Survey / Standard of Housing By-law  
approved by R.C.P.P. Cttee. June 10, 1941



Nov. 25/40 - Council adopted as  
a report of Progress.

BUILDING, CIVIC PLANNING & PARKS COMMITTEE - NOV. 25, 1940.

Pursuant to the recommendation contained in the report of the Committee, dated November 18, 1940, the Building, Civic Planning & Parks Committee held a special meeting on Monday, November 25, 1940, at 10:10 A.M., to consider the reports in connection with the recent housing survey, and also the draft of proposed by-law to establish a standard of housing.

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

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

The following documents were read:

- (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.

PA  
IL  
RY  
ME  
B  
L

Survey / Standard of Housing Bylaw  
approved by R. C. P. P. C. 10.  
1940.



# CITY OF VANCOUVER . . . . . PA

BUILDING DEPARTMENT

AUTHORIZED BY CITY COUNCIL

REPORT No.	LOCATION		ASSESSMENT		MONTHLY RENTAL	OCCUPANTS						No. ON RELIEF OR PENSION	ROOMS						SANITARY CONVENIENCE				
	No.	STREET	LAND	IMP.		M	F	10 YEARS	10/16 YRS	T	T		L	K	B	W/K	BATH R.	TOILET R.	W/C	SINK	BATH	BATH	L
1	677	HAMILTON	2625	800	30	11	1			12	3		1	1	1	8	1	1	1	1	1	1	1
2	617	"	2625	600	25	12	1	1	2	13	3	8		1	7		1	1	1	1	1	1	1
3	615	"	2625	550	29	3	2	5	1	5	6	1	28	2	2		1	1	2	1	1	1	1
4	666	"	2625	550	18	7	2			9			18	18	4	1	1	1	1	1	1	1	1
5	604	"	5250	600	15	5	4	4		9	4		1	1	3	4	1	1	1	1	1	1	1
6	607	"	2625	350	15	1	1	1	1	3	1		1	1	2		1	1	1	1	1	1	1
7	330	DUNSMUIR	2810	750	40	15	3			18		5			8	7	1	1	1	1	1	1	1
8	300	W. GEORGIA			27	10	7			17					2	8	1	1	1	1	1	1	1
9	304	"			25	3	4			7			1	1	2	3	1	1	1	1	1	1	1
10	308	"	11,000	7,800	25	8	2			10		4			3	3	1	1	1	1	1	1	1
11	312	"			25	8	4		1	12	1	2			3	3	1	1	1	1	1	1	1
12	316	"			25	4	2			6		1			2	5	1	1	1	1	1	1	1
13	320	"			25	8	4	1		12	1	6	1	1	2	4	1	1	1	1	1	1	1
14	717	HAMILTON	3375	1050	30	15	5		2	20	2	7			4	13	1	1	1	1	1	1	1
15	723	"	2250	700	20	11	1			12		4			3	4	1	1	1	1	1	1	1
16	746	"	2250	1400	30	8	5	2	2	13	4	2	1	1	3	5	1	1	1	1	1	1	1
17	750	"	2250	2000	60	10	7	6		17	6	5	1	1	3	5	1	1	1	1	1	1	1
18	738	"	2250	800	30	14	1			15		1	1	1	3	6	1	1	1	1	1	1	1
19	717	CAMPBELL	2250	600	20	8	2			10		1	1	1		6	1	1	1	1	1	1	1
20	700	"	11,000	2550	55	24	9	11		33	11	12	18	18	5	15	2	3	3	3	2	2	2
21	745	"	2,250	700	15	5	3		2	8	2	1	18	18	2	3	1	1	1	1	1	1	1
22	777	"	2,250	500	25	5	5	1		10	1				5	3	1	1	1	1	1	1	1
23	605	"	2,625	750	24	4	3			7		4	1	1	2	3	1	1	1	1	1	1	1
24	641	"	2,625	700	25	5	2	2		7	2		1	1	3	3	1	1	1	1	1	1	1
25	639	"	2,625	750	25	4	4			8		3	1	1	4	1	1	1	1	1	1	1	1
26	673	"	2,625	750	22	3	2			5			1	1	4	1	1	1	1	1	1	1	1
27	663-7	"	5250	1450	50	27	3		1	30	1	4	1	1	11	7	2	2	2	2	2	2	2
28	677	"	2625	500	20	7	1			8		2	1	1	6	1	1	1	1	1	1	1	1
29	659	"	2,625	900	25	7	2	1	1	9	2	3	1	1	4	1	1	1	1	1	1	1	1
30	619	HOMER	3,500	500		4	2			6		1	1	1	2	4	1	1	1	1	1	1	1
31	617	"	3755	700	32	6	2		2	8	2	1	1	1	6	5	1	1	1	1	1	1	1
32	536	"	3500	700	27	8	2		1	10	1				3	5	1	1	1	1	1	1	1
32A	536 1/2	"				6				6		4			6	1	1	1	1	1	1	1	1
33	531	HAMILTON	3250	400	19	5	2			7		3			3	2	1	1	1	1	1	1	1
34	534	HOMER	3600	400	25	9	3			12					4	3	1	1	1	1	1	1	1
35	657	RICHARDS	6000	500	37	9	3			12		1			3	5	1	1	1	1	1	1	1
36	661	"	6000	500	37	6	2	1		8	1	4	1	1	1	6	1	1	1	1	1	1	1
37	837	"	3625	650	28	7	2	1	2	9	1				4	4	4	1	1	1	1	1	1
38	877	"	3625	600	28	5	5			10		6			1	4	4	1	1	1	1	1	1
39	803	"	9725	800	40	11	5	2	1	16	3	5			2	8	1	1	1	1	1	1	1
40	814	"	3625	600	28	8	4	3		12	3	4			5	6	1	1	1	1	1	1	1
41	975	"	2500	600		3	3			6		2			2	2	1	1	1	1	1	1	1
42	951	"	2500	950		7	1			8		3			5	3	1	2	2	1	1	1	1
43	988	"	6500	2300	35	9	5	3		14	3	1	18	1	5		2	2	2	2	2	2	2
44	1381-3	"	2000	500	22	2	4	2	1	6	3		2	2	5		2	2	2	2	2	2	2
45	1373	"	2000	950	30	6	3	2		9	2		1	1	2	7	1	1	1	1	1	1	1
46	526	HOMER	3500	500	25	11	2			13		1	1	1	3	4	1	1	1	1	1	1	1
47	571	"	3500	1700	60	16	6		2	22	2	3	18	1	10	10	2	3	8	2	1	1	1
48	1364-6	SEYMOUR	4500	900	25	11	4	1	1	15	1		18	2	7	3	2	2	2	2	2	2	2
49	1358	"	2250	700	15	5	1	1	2	6	3	1	18	1	4	5	1	1	1	1	1	1	1
50	528	HOMER	3500	450	25	12	1	1	4	13	3	4	1	1	2		1	1	1	1	1	1	1
51	1372	SEYMOUR	2250	150	10	1	1			2			1	1	1	1	1	1	1	1	1	1	1
52	1301	"	3150	300	15	2	1			2		1	1	1	2		1	1	1	1	1	1	1
53	1376	"	2250	250	12	2	4		1	9	1	5	18	1	5	3	1	1	1	1	1	1	1
54	1353	RICHARDS	3000	950	20	5	2			7			1	1	2	4	1	1	1	1	1	1	1
55	990	SEYMOUR	3750	950	36	5	1			10			1	1	3	3	1	1	1	1	1	1	1
56	986	"	4500	950	35	9	3			7			1	1	2	4	1	1	1	1	1	1	1
57	533	NELSON	5250	1750	22	4	3			12	1	5			2	6	1	1	1	1	1	1	1
58	1021	RICHARDS	2125	1050	27	5	7	1															
59					15	2	1	1	3	3	4	6	18	1	3		1	1	1	1	1	1	1
60	1027	RICHARDS	2125	600																			

Survey / Standard of Housing Bylaws  
 approved by R.C.P.P. Office June 10, 1940







# CITY OF VANCOUVER

PA

BUILDING DEPARTMENT

AUTHORIZED BY CITY COUNCIL

REPORT		LOCATION		ASSESSMENT		MONTHLY RENTAL	OCCUPANTS						No. IN RECT. RELIEF OR PENSION	ROOMS					SANITARY CONVENIENCES					
No.	No.	STREET	LAND	IMPS.	ADULTS		CHILDREN		T	T	L	K		B	H/K	BATH R.	T. R.	W/C	SINK	BATH	CLO.	L	F	
					M		F	10 YRS																10 1/2
61	1051	EVELEIGH	1385	750	27	50	6	7			13													
62	556	THURLOW	2450	750			5	6			11				4									
63	523	"	2800	700	25	-	2	2	4	1	4	5			1									
64	525	"			25	-	3	4			7				2									
65	1067	MELVILLE	4490	1400	45	-	8	13	1		21	1		4	18	1	14	2			3	4	2	2
66	1050	}	4490	2550	35	-	9	6			15										1	2	1	2
67	1052							6	12			18										2	3	1
68	537	BURRARD	7425	1550	30	-	9	7	2	1	16	3									1	1	1	1
69	539	"	7425	1000	35	-	6	4	2	3	10	5			18	1	4	5	1	1	1	1	1	1
70	541	"	9050	2400	65	-	16	16		1	32	1									2	3	2	1
71	520	"		1300	35	-	6	8	0	2	14	2		1							2	3	1	1
72	552	"	15,000	1050	60	-	11	8	5	1	19	6		5							1	1	1	1
73	1036	ALBERNI	1,605	250				2							1		2				1	1	1	1
74	1040	"	1,605	250	15	-	2	2			4										1	2	1	1
75	1016	"	2,410	1,450	35	-	4	5			9				18	1	6				2	1	1	1
76	891	BURRARD	7,700	850	40	-	7	2			9				18	1		6	1		1	1	1	1
77	859	"	10,300	400	22	50	3	3	1	3	6	4	2		18	1	1	4	1		1	1	1	1
78	866	HORNBY	5,220	750	30	-	9	2			11						5	3	1		2	1	1	1
79	901	HORNBY	9,750	1,450	45	-	12	6	2		18	2	3		28	1	2	9	1	2	2	2	1	1
80	845	"	8,500	850	25	-	1	1			2				1		3				1	1	1	1
81	887	"	5,030	750	35	-	9	4			13			1			1	10	1		1	1	1	1
82	915	"	2,375	950	30	-	9	5		1	14	1	2		1		1	7	1		1	2	1	1
83	870	"	5,125	750	20	-	5	5			10				18	1	6				1	1	1	1
84	907	HOWE	3,750	850	30	-	4	5			9				18	1	5	2	1		1	1	1	1
85	1263	"	2,250	350	15	-	3	1			4			4			2				1	1	1	1
86	1143	"	2,625	700	25	-	2	2	3		4	3			1		3	1		1	1	1	1	1
87	813	HORNBY	9,345	2,400	65	-	14	7			21				1		7	9	2	2	2	9	2	1
88	1362	HOWE	2,250	550	10	-	4	2		2	6	2			18	1	1	4	1		1	1	1	1
89	1459	HORNBY	1,175	2,100			6	6	3		12	3												
90	1059	BURNABY	1,320	900	27	50	2	2	3	4	4	7			1		4		1		1	1	1	1
91	1025	DAVIE	2,540	1,700	45	-	10	6	4		16	4					7	1	1		1	2	1	2
92	1287	ROBSON	5,120	1,200	25	-	9	5			14				28	1	3	5	1		1	1	1	1
93	1133	GEORGIA W.	6,270	650			6	2		3	8	3			18	1	1	4	1		1	1	1	1
94	1155	GEORGIA W.	12,540	1,500	30	-	6	6	3		12	3		2	1		1	8	1		1	1	1	1
95	1129	"	6,270	1,250	40	-	6	16			22						2	12	2	2	2	1	2	2
96	1159	"	12,540	1,500	30	-	6	5	2	2	11	4					2	5	1		1	1	1	1
97	1522	COMOX	1,320	1,550	55	-	6	9	6	2	15	8		4	1		3	7	1	1	1	4	1	1
98	1163	GEORGIA W.	12,540	1,550	30	-	6	9	2	1	15	3					2	7	1		1	1	1	1
99	1167	GEORGIA W.	12,540	1,550	35	-	4	10			14						5	5	1		2	2	1	1
100	1269	}	7,550	2,300	25	-	6	4	1	2	10	3			28	1	1	5	1	1	1	2	1	1
101	1275					25	-	3	8			11				18	1	2	5	1	1	1	1	1
102	1336	}	4420	1,900	20	-	6	3			9				1		1	1	1		1	1	1	1
103	1337		ALBERNI			20	-	2	3	1	1	5	2			1		1	1	1		1	1	1
104	720	JERVIS	8155	3,300	75	-	10	21	5	3	31	8	4		58	1	2	13	1	3	3	6	1	2
105	1346	ALBERNI	1175	850	30	-	3	6	3	3	9	6			2		1	5	1		1	3	1	1
106	1291	GEORGIA W.	3580	1,100																				
107	1363	ALBERNI	4420	1,950	15	-	3	1			4				1		2				1	1	1	1
108	1357	"			16	-	1	1			2	2			1		1	3	4		1	1	1	1
109	1360	GEORGIA W			25	-	6	3			9				1		1	2	5	1	2	1	2	2
110	1356	"			27	50	3	6		1	9	1			1		2	5	1		2	1	2	2
111	725	BROUGHTON	1,700	1,600	55	-	14	8		1	22	1	2		38	1	6	6	3		3	4	3	3
112	741	THURLOW	2,925	1,650	45	-	8	8	3	4	16	7			28	1	4	10	2	3	3	1	2	2
113	1184	NELSON	3,700	2,250	62	50	7	10	5	3	17	8			1		2	10	1		2	2	1	1
114	1110	BUTE	1,800	850	52	50	6	9			15			2	1		1	2	10	1	2	2	1	4
115	921	THURLOW	2,000	1,100	40	-	7	7	1	1	14	2					4	6	1	2	2	1	1	4
116	1112	NELSON	1,385	4,200	135	-	14	21	4		35	4			1		5	23	3	4	6	8	3	13
117	1148	"	1,385	950			7	6	2		13	2			1		1	5	6	1	1	3	1	1
118	1165	"	1,385	1,600			3	2			5				1		1	1	8	3	2	4	5	3
119	1461	BURNABY	4,400	2,500	55	-	3	7	1		10	1			1		1	7	1		2	3	1	2
120	1931	NELSON	3,300	3,700			3	10			13				3		6	6	2	4	1	4	5	4
121	1772	"	1,320	1,350	35	-	4	8	3		12	3			1		1	5	1	2	2	3	1	1
122	1756	"	1,320	1,500			2	9	3	1	11	4												

Survey / Standard of Housing Bylaws  
 approved by R.C.P. Office June 10, 1940



# PARTIAL HOUSING SURVEY

2

JUNE 17, 1940

INSPECTIONS BY R STARTUP

EXTERIOR	INTERIOR	PLUMBING	REMARKS
POOR	POOR	BAD	RECOMMEND DEMOLITION
FAIR	"	FAIR	
BAD	BAD	BAD	
"	"	"	
"	"	"	
FAIR	FAIR	FAIR	
"	"	"	
POOR	POOR	BAD	
"	"	"	
BAD	BAD	"	
POOR	FAIR	"	DEMOLITION RECOMMENDED
POOR	FAIR	"	
BAD	POOR	FAIR	
BAD	"	BAD	
FAIR	FAIR	FAIR	
POOR	FAIR	FAIR	DEMOLITION RECOMMENDED
BAD	BAD	BAD	
FAIR	FAIR	FAIR	
"	"	POOR	
BAD	BAD	BAD	
POOR	POOR	POOR	DEMOLITION RECOMMENDED
POOR	FAIR	FAIR	
POOR	POOR	FAIR	
FAIR	FAIR	FAIR	
BAD	BAD	BAD	
FAIR	POOR	POOR	PERMIT ISSUED 8-8-40 TO REPAIR, DEMOLITION RECOMMENDED. OWNER OPERATING
POOR	"	"	
BAD	BAD	BAD	
POOR	POOR	FAIR	
FAIR	FAIR	"	
"	"	POOR	
POOR	"	BAD	
FAIR	POOR	BAD	
POOR	GOOD	BAD	
FAIR	GOOD	BAD	
POOR	FAIR	BAD	
FAIR	FAIR	BAD	
POOR	POOR	BAD	
FAIR	FAIR	BAD	
FAIR	FAIR	FAIR	
FAIR	FAIR	BAD	REFUSES INSPECTION
FAIR	FAIR	BAD	
FAIR	FAIR	FAIR	
POOR	FAIR	POOR	
POOR	FAIR	POOR	
POOR	FAIR	FAIR	OWNER OPERATING
FAIR	FAIR	FAIR	
GOOD	FAIR	POOR	
POOR	FAIR	BAD	
FAIR	FAIR	FAIR	
GOOD	FAIR	BAD	OWNER OPERATING
POOR	FAIR	BAD	
FAIR	POOR	BAD	
GOOD	GOOD	GOOD	
FAIR	GOOD	GOOD	
GOOD	FAIR	FAIR	OWNER OPERATING
FAIR	FAIR	BAD	

CITY OF

ASSESSMENT	MONTHLY	RENTAL
2625	800	30
2625	600	25
2625	550	29
2625	550	18
2625	600	



1940.

# CITY OF VANCOUVER PARTIAL BUILDING DEPARTMENT AUTHORIZED BY CITY COUNCIL

AUTHORIZED BY CITY COUNCIL																										
REPORT	LOCATION		ASSESSMENT		MONTHLY RENTAL	OCCUPANTS						No. RELIEF OR PENSION	ROOMS							SANITARY CONVENIENCE						
No.	No.	STREET	LAND	IMPS.		ADULTS	CHILDREN 10 YRS	CHILDREN 10-16 YRS	T	T	L		K	B	H/K	B/R	T/R	W/C	SINK	BATH	TOILET					
123	1209	PACIFIC	1,600	1,700		9	7	2	1	16	3		2	1	1	9	1	2	2	4	1	1				
124	1205	BEACH	1,950	1,600	55	7	11			18			3	2	4	4	2	2	3	4	1	1				
125	1237	BEACH	1,950	1,900		2	2	1	2	4	3		1	1	4	3	2	1	2	3	2	2				
126	1080-6 1/2	DENMAN	2,280	3,050	97 50	6	9	1	1	15	2		2	4	8	2	3	4	6	6	3	3				
127	467	E. PENDER	760	400									1	1	3		1		1	1	1					
128	322	E. "	1,275	250	10	5				5			1	1	3		1		1	1	1					
128A	326	E. "	1,215	200	10	4				4			1	1	3		1		1	1	1					
129	330	E. "	1,215	200	10	6				6			1	1	3		1		1	1	1					
130	453	KEEFER	610	600	15	4		3	3	4	6		1	1	1	1	1		1	1	1					
131	432	HEATLEY	1,030	2,250	15	3	4	1		7	1		1	1	5		1		1	1	1					
132	450	"	1,030	2,250	20	7	1			8		3	1	1	7		1		1	1	1					
133	718	E. PENDER	445	750	20	1	2	4		3	4		1	1	2		1		1	1	1					
134	891	E. "	405	550	12	3	1			4			1	1	3		1		1	1	1					
135	546	KEEFER	550	950		13				13					6		1		1	1	1					
136	646	GORE AVE.	3,075	2,100	15	20				20					7		1		1	1	1					
137	905	E. GEORGIA	1,340	1,000	16	3	4	7	1	7	8				4		1		1	2	1					
138	558	KEEFER	550	2,050	35	20				20		19				20	2	1	2	10	1					
139	863	PRIOR ST.	400	700		5				5		2			4		1		1	1	1					
140	821	KEEFER	450	600		3	1	3	2	4	5		1	1	4		1		1	1	1					
141	400	PRINCESS	3,755	1,300		10	3		2	13	2	1	1	1	1	7	1		3	1						
142	404	"	3,755	1,300	10	2	3			5		2	1	1	2		1		1	1	1					
143	406	"	3,755	1,300	10	7				7		2	1	1	3		1		1	1	1					
144	408	"	3,755	1,300	10	1	2			3		2	1	1	2		1		1	1	1					
145	961-1 1/2	E. GEORGIA																								
	963	E. "	380	600	26	4	2	4	4	6	8		2	3	7		3		3	3	3					
146	446	KEEFER	675	6,300		43	1	1	2	44	3	4	1	1	29	13	3	6	6	2	3	4				
147	1030-4	E. PENDER	400	1,100	43	4	4	3	2	8	5		2	3	8		3		3	3	3					
148	505	GLEN DR	660	2,000	22	2	1	2	2	3	4		1	1	3		1		2	1	1					
149	618	E. HASTINGS	3,010	600	15	7	1			8		2	1	1	6		1		1	2	1					
150	574	E. CORDOVA	1,450	900	20	2	2	6	2	4	8		2	1	4		1		1	1	1					
151	321	PRINCESS	1,450	900	8	1	1	2	2	2	4		1	1	3		1		1	1	1					
152	615	E. HASTINGS	1,515	800	10	8	3	2		11	2	2	2	1	5	2	1		1	1	1					
153	519	POWELL	1,800	900		10	5	5	3	15	8		2	2	5	3		3	3	4						
154	102	HEATLEY			16	4	2	1	1	6	2		1	2	3		1		2	2	2					
155	108	"	1,740	1,450	8	1	1	4	2	2	6		1	1	2		1		1	1	1					
156	120	"			8	1	1	3	2	2	5	7	1	1	2		1		1	1	1					
157	710	ALEXANDER	750	2,700		8	1			9			2	1	7	3		2	2	2						
158	390	PRINCESS	3,755	3,700	14		1	2	4	1	6		1	1	2		1		1	1	1					
159	1396	"			12	2				2			1	1	2		1		1	1	1					
160	611	E. HASTINGS	1,535	1,450	49	14	3	3		17	3	2	1	1	8	1	1		2	2	1					
161	611 1/2	"			18	2	1			3		2	2	2	2		2		2	2	2					
162	870	E. CORDOVA	450	500	13	3	1	3	2	4	5		1	1	3		1		1	1	1					
163	866	E. CORDOVA	900	1,100	22 60	7	6	4		13	4		1	2	2	4	1		1	1	1					
164	560	E. CORDOVA	625	500	17 50	3	3	3	2	6	5	4	2	2	4		1		1	1	1					
165	566	E. CORDOVA	625	650	17	1	1	1	3	2	4		1	1	3		1		1	1	1					
166	566	E. CORDOVA			12	2	1	2	1	3	3		1	1	3		1		1	1	1					
167	1215	FRANKLIN	690	1,400	18	6	3	1		9	1	12	1	1	2		1		1	1	1					
168	1232	POWELL	1,030	450	8	5	1	3	3	6	6		1	1	3		1		1	1	1					
169	1026	"	345	400	6	1	1	1		2	1		1	1	3		1		2	3						
170	427	"	1,255	1,700		4	5	2	1	9	3		2	2	6		1		2	1	2					
171	421	"	1,310	700	25	4	3	2	2	7	4		1	2	5		1		1	1	1					
172	1548	W. 2nd	450	500	10	3	1			4	3	2	3	1	3		1		1	1	1					
173	1540	"	450	200	10	2	3	3		5	3		1	1	2		1		2	2	1					
174	1539-4	W. 3rd	1,000	900	25	2	2	2		4	2		2	2	4		2		1	1	1					
175	1540	"	500	700	15	4	2	2	1	6	3		2	2	4		1		1	1	1					
176	1600	"	1,120	450	10	3	3			6			2	1	2		1		1	1	1					
177	1537	"	500	550	12 50	2	2	4	1	4	5		2	1	4		1		2	2	2					
178	1520	"	1,000	650	20	2	2	3		4	3		2	2	2		1		2	2	2					
179	1750	"	400	350	14	1	2	2	1	3	3		2	2	6		2		2	2	2					
180	1755	"	700	400	20	2	3	3	3	5	6		1	1	7		1		1	1	1					
181	1742	W. 2nd	450	1,350	10	9				9			1	1	3		1		1	1	1					
182	1747	"	450	500	13	2	2	2	1	4	3															

Survey / Standard of Housing Bylaws applied by B.C.P.P. Office June 10.



# HOUSING SURVEY .

JUNE 17, 1940

•3•

INSPECTIONS MADE BY R. STARTUP

ACES L/T	%F	EXTERIOR	INTERIOR	PLUMBING	REMARKS
1	15	FAIR	FAIR	BAD	OWNER OPERATING
1		BAD	BAD	BAD	
		BAD	POOR	BAD	VACANT
		BAD	BAD	BAD	IMMEDIATE DEMOLITION RECOMMENDED
		"	"	"	"
		"	"	"	"
		"	"	"	SEE REPORT RE CHILDREN
		FAIR	FAIR	FAIR	
		BAD	BAD	BAD	
		FAIR	FAIR	BAD	
		FAIR	POOR	FAIR	
		POOR	BAD	BAD	
		FAIR	BAD	BAD	
		FAIR	BAD	BAD	
		POOR	BAD	BAD	
		POOR	FAIR	BAD	OWNER OPERATING
		POOR	FAIR	BAD	
		FAIR	BAD	POOR	
		FAIR	POOR	BAD	
		FAIR	FAIR	FAIR	
		POOR	POOR	POOR	OWNER OPERATING
		GOOD	GOOD	GOOD	
		FAIR	FAIR	FAIR	
		FAIR	FAIR	FAIR	
		BAD	BAD	BAD	RECOMMEND DEMOLITION.
		BAD	BAD	BAD	JAP BATH. RECOMMEND DEMOLITION
		BAD	BAD	BAD	" " RECOMMEND DEMOLITION
		BAD	BAD	BAD	
		POOR	POOR	FAIR	OWNER OPERATING JAP BATH
		POOR	POOR	BAD	
		POOR	POOR	BAD	
		BAD	BAD	BAD	OWNER OPERATING. JAP BATH
		POOR	FAIR	FAIR	
		POOR	POOR	FAIR	
		POOR	FAIR	FAIR	
		BAD	FAIR	BAD	
		POOR	BAD	BAD	
		BAD	BAD	BAD	
		POOR	POOR	POOR	JAP BATH DEMOLITION RECOMMENDED
		BAD	BAD	BAD	
		BAD	BAD	FAIR	
		POOR	POOR	BAD	(TAX SALE) DEMOLITION RECOMMENDED
		BAD	BAD	BAD	"
		BAD	POOR	FAIR	OWNER OPERATING JAP BATH.
		POOR	POOR	FAIR	DEMOLITION RECOMMENDED
		BAD	BAD	BAD	"
		BAD	BAD	BAD	"
		BAD	BAD	BAD	"
		BAD	BAD	BAD	"
		BAD	BAD	BAD	"
		BAD	BAD	BAD	"
		BAD	BAD	BAD	"
		POOR	POOR	POOR	DEMOLITION RECOMMENDED
		POOR	BAD	BAD	
		BAD	BAD	FAIR	

Survey / Standard of Housing by laws  
applied by R. C. P. P. C. C. June 10.



RECOMMENDED

REMARKS.

BY R. STARTUP.

1.

CITY OF VANCOUVER ..... PA  
DEPARTMENT AUTHORIZED BY CITY COUNCIL

REPORT No.		LOCATION		ASSESSMENT		MONTHLY RENTAL	OCCUPANTS							ON RELIEF ALLOWANCE	ROOMS						SANIT CONVE			
							ADULTS		CHILD		T		L		K	B	H	B	T	W	SINK	BATH		
		M	F	10 YRS	10-16 YRS		A	C																
183	1703	W. 2nd	1,010	2,550	15	-	2	1			3			1 6 5	2	1	2		1	1	1			
184	1707	"			15	-	1	2	3	4	3	7			1	1	4		1	1	1			
185	1737	PIKE			12	-	1	3	2	4	4	6			1	1	3		1	1	1			
186	1733	"			7	50	2	1		2	3	2			1	1	3		1	1	1			
187	1729	"			12	-	3	2			5				1	1	3		1	1	1			
188	730	HELMCKEN	2,100	950			6	5	2	1	11	3				2	7	1	2	2	2	1		
189	734	"	1,850	950	40	-										2	7	1	2	2	2	1		
190	738	"	1,850	950			5	6			11					2	7	1	2	2	2	1		
191	1673	W. 2nd	450	550	20	-	3	1	2		3	3			1	1	3		1	1	1			
192	1684	"	900	500			2	3		1	5	1			2	3	4		2	3	2			
193	1692	"	450	250	12	-	2				2				1	1	2							
194	1730	PIKE	1,010	400	32	-	2	2	4	4	4	8	11		1	1	3	1		1	1			
195	1537	W. 4th	920	400			4				4				1	1	2		1	1	1			
196	1639	"	600	450	8	-	1	1	5		2	5			1	1	2		1	1	1			
197	1718	W. 2nd	450	350	10	-	1	1	4	2	2	6			1	1	2		1	1	1			
198	734	W. 6th	1,050	400	10	-	3	1		2	4	2	4		1	1	2		1	1	1			
199	710	W. 6th	1,050	700	12	-	2	2		4	4	4			1	1	2		1	1	1			
200	714	W. 6th.	1,050	700	12	-	1	1	3	2	2	5			1	1	2		1	1	1			
201	777	W. 7th.	840	900	10	-	14				14				1	1	6		1	1	1			
202	2223	WILLOW	1,230	750	10	-	6				6				1	1	3		1	1	1			
203	1000	W. 6th	1,010	450	10	-	2	1	3	2	3	5			1	1	4		1	1	1			
204	5711	JOYCE	265	400	22	-	2	3	8	2	5	10			1	2	5		1	2	2	1		
205	2866	CHEYENNE	185	250	8	-		1			1	1	2		1	1	1							
206	2268	E. 34th	230	250			1				1				1	1	1			1	1			
207	1862	E. 20	270	450	5		1				1				1	1	1		1	1	1			

Survey / Standard of Housing by laws  
applied by B. C. P. P. Office June 10.



# PARTIAL HOUSING SURVEY

• 4 •

JUNE 17, 1940

INSPECTIONS BY R. STARTUP

L	T	O	F	EXTERIOR	INTERIOR	PLUMBING	REMARKS
				POOR	POOR	POOR	
				BAD	BAD	BAD	
				BAD	BAD	BAD	DEMOLITION RECOMMENDED
				BAD	BAD	BAD	" "
				BAD	BAD	BAD	" "
				FAIR	FAIR	BAD	
				FAIR	FAIR	BAD	
				FAIR	FAIR	BAD	
				BAD	BAD	BAD	JAP BATH-REC'D DEMOLITION REAR COTTAGE.
				FAIR	POOR	POOR	JAP BATH
				POOR	BAD	BAD	
				BAD	BAD	BAD	
				POOR	POOR	POOR	
				BAD	BAD	BAD	
				FAIR	BAD	BAD	
				BAD	BAD	BAD	CITY TAX SALE.
				POOR	BAD	BAD	
				POOR	BAD	BAD	
				POOR	POOR	POOR	RENTAL \$10.00 PER MAJ.
				BAD	BAD	BAD	" " " " RECOMMEND DEMOLITION.
				BAD	BAD	BAD	
				POOR	POOR	FAIR	OUTSIDE TOILET BAD CONDITION
				BAD	POOR	BAD	
				POOR	BAD	FAIR	
				POOR	POOR	BAD	CITY TAX SALE.

## • LEGEND •

### • ROOMS •

L.	LIVING ROOM
K.	KITCHEN
B.	BEDROOM
HK	HOUSEKEEPING ROOM
BR	BATH ROOM
TR	TOILET ROOM
	} 1 <sup>st</sup> COMBINED

### • SANITARY CONVENIENCES •

WC	WATER CLOSET
LT	LAUNDRY TUBS
CF	OTHER FIXTURES

Survey / Standard of Housing by R. Startup  
R. C. 91 P. Other June 10.



PA

BY CITY COUNCIL

MS			SANITARY CONVENIENCE				
N/K	BATH R.	TOILET R.	W/C	SINK	BATH	BATH	L/I
8	1	1	1	1	1	1	
	1c		1	1	1	1	
	1c		1	2	1	1	
1	1c		1	1	1	1	
4	1c		1	1	1	1	
	1c		1	1	1	1	
7	1	1	1	1	1	1	
8	1c		1	1	1	1	
3	1c		1	1	1	1	
3	1c		1	1	1	1	
3	1c		1	1	1	1	
5	1c		1	1	1	1	
4	1c		1	1	1	1	
3	1c		1	1	1	1	
4	1c		1	1	1	1	
5	1	1	1	1	1	1	
1	2c		3	5	3	3	
5	1c		1	1	1	1	
6	1c		1	2	1	1	
5	2	3	3	3	2	2	
3	1	1	1	1	1	1	
	1c		1	1	1	1	
3	1	1	1	1	1	1	
3	1c		1	1	1	1	
4	1c		1	2	1	1	
	1c		1	1	1	1	
7	2c		2	2	2	2	
	1c		1	1	1	1	
4	1	1	1	1	1	1	
4	1c		1	1	1	1	
	1c		1	1	1	1	
5	1c		1	1	1	1	
5	1c		1		1		
2	1c		1	1	1		
3	1c						
5	1c		1	1	1	1	
5	1	1	1	2	1	1	
	1c		1	1	1	1	
4c			1	1	1	1	
8	1	1	1	1	1	1	
5	1c		1	1	1	1	
2	1c		1	1	1	1	
3	1	2	2	1	1	1	
	2c		2	2	2		
			2	3			
4	1c		1	1	1		
0	1c	2	3	8	2		
3	2c		2	2	2		
	1c		1	1	1		
	1c		1	1	1		
	1		1	1	1		
0	1c		1	1	1		
	1	1	1	1	1		
5	1c		1	1	1		
	1c		1	2	1		
	1c		1	1	1		
	1c		1	1	1		
	1	1	1	3	1		
	1c		1	1	1		

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.

<u>Report No.</u>	<u>Location</u>
3	615 Hamilton
19	717 Cambie
21	745 Cambie
34	534 Homer
42	951 Richards
46	526 Homer
54	1353 Richards
60	1027 Richards
168	1232 Powell
198	734 West 6th Ave.
207	1862 East 20th Ave.

Survey / Standard of Housing Bylaws  
approved by B. C. P. & P. Cttee. June 15



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	615 Hamilton
19	717 Cambie
21	745 Cambie
34	534 Homer
42	951 Richards
46	526 Homer
54	1353 Richards
60	1027 Richards
168	1232 Powell
198	734 West 6th Ave.
207	1862 East 20th Ave.

RECEIVED  
ORIGINAL CITY  
November 20, 1940

Survey / Standard of Housing by law  
approved by B. C. P. P. Office June 10.



1940.

PA  
L  
RY  
HEA

(A)

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)

FILED  
ORIGINAL  
Vancouver City Archives

Survey / Standard of Housing Bylaws  
approved by B.C.P.P. Cttee June 10, 1940



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.

FILED  
ORIGINAL  
Vancouver City Archives

Survey / Standard of Housing Bylaws  
approved by B. C. P. C. 1940 June 10.



Survey / Standard of Housing By-laws June 10<sup>30</sup>  
approved by B. C. P. P. Cttee.



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.

Housekeeping-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
Gross tax rate for 1940					33,256.93

(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.

1940  
PLANNING  
ORIGINAL  
RECORDS  
Vancouver City Archives

Survey / Standard of Housing  
by laws  
approved by B.C.P.P. Cttee.  
June 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.

1940.  
FILED  
ORIGINAL  
Vancouver City Archives

Survey / Standard of Housing Bylaws  
approved by B.C.P.P. Ctte. June 10.



Building Department

November 20, 1940.

Report of City Owned Promises  
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 promises 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.

FILED  
ORIGINAL  
Vancouver City Archives

Survey / Standard of Housing  
by laws  
approved by B. C. P. P. C. etc.  
June 10.



1940.

(B)

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.

Year	1940.	Number licensed Apartments etc.	-	1,026
Year	"	" " " 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.

PLANNING  
COMMITTEE  
Vancouver City Council

Survey / Standard of Housing By-law  
appd. by B. C. P. P. C. etc. June 10.



1940

(C)

RE HOUSING SURVEY

Memorandum on Health Conditions

A check on health conditions relative to the area covered by the partial survey reveals the following:

Tuberculosis

The survey covers certain school districts and a check of known tuberculosis cases in those districts shows the following:

<u>School</u>	<u>T.B. Cases Positive Sputum</u>	<u>Other T.B. Cases</u>	<u>Total T.B. Cases</u>
Lord Roberts	7	79	86
Dawson - Aberdeen	3	76	79
Central School	6	68	74
Strathcona	5	101	106
Seymour McDonald	6	56	62
	<u>27</u>	<u>380</u>	<u>407</u>

In the district West of Beatty Street, 126 houses were surveyed and a check with known cases of tuberculosis revealed only three cases in these houses--two in one and one in another. This is not to say that there are no other cases, unknown to the Department.

It is a fact that there is a greater proportion of tuberculosis cases in this area than other parts of the City. Many of them are single persons who, by reason of their disease, are in poor financial circumstances and live in the rooming-house district as being the limit of their means. Many others are transients. The disease would therefore not appear to be the result of environment. However, the presence of so many cases in an acknowledged over-crowded area cannot but be viewed with a degree of alarm.

Physical Defects Found in Schools

A study of the medical reports of these schools does not show an abnormal number of defects requiring correction.

Venereal Diseases

The list of venereal disease cases received monthly from the Division of Venereal Disease Control shows that the preponderance of cases attending the Clinic reside in the district under survey. This is due in part to the economic status of the people residing there, whose only possible source of treatment would be the Free Clinic, and also the social strata to which many of them belong, with certain tendencies apparently inseparable from it.

Communicable Diseases

It cannot be said that there is a large number of communicable disease reported from this area. However, the over-crowded conditions would undoubtedly be a serious factor in the spread of disease should an outbreak occur.

Transients

In the district West of Bute Street, there is a school enrolment of 800, and of these, only 150 are constant throughout the year. This shows the drifting nature of the population in this rooming-house area.

Nature of Population

A great number of single men and women find quarters suited to their needs. There is also evidence of broken homes, shown by the large occurrence of delinquency which is brought to the attention of the Health Unit Office, requiring the services of the Mental Hygienist.

PLANNING  
ORIGINAL COPY  
Vancouver City Archives

Survey / Standard of Housing Bylaws  
approved by B.C.P.P. Cttee. June 10, 1940



This condition arises through the concentration in one area of otherwise more or less homeless people, in quarters too meagre to properly house a family, and inadequate to provide proper parental control. The gang element of improperly controlled children is very much in evidence.

#### Oriental

The over-crowding in unfit premises seems to be inseparable from the Oriental life. This, together with the fact that the children of both Chinese and Japanese are compelled to attend schools for their own nationals in the evenings offers a combination of over-work and poor environment which cannot but be detrimental to the health of the children.

Stewart Murray,  
Medical Health Officer.

Nov. 25/40.

Sincerely yours,

PLEASE RETURN  
ORIGINAL CHECK  
Vancouver City Archives

Survey / Standard of Housing Bylaws  
applied by B. C. P. P. C. C. C. June 10.



But Bldg. etc.  
Comtee Nov. 18/40

(13)

ALDERMAN

H. L. Corey



RECEIVED  
BY CITY CLERK

NOV 18 1940

REFERRED TO

VANCOUVER, B.C.

November 18, 1940

His Worship the Mayor and  
Members of the Building, Civic  
Planning and Parks Committee.

Your Worship and Gentlemen:

Today the Committee, which has been supervising the housing survey, is submitting its preliminary report. A more detailed report, together with findings, will be available to all Aldermen not later than Wednesday of this week. I hope that these will be studied carefully.

A reference to the terms of appointment of this Sub-Committee would not indicate that they included the duty of making recommendations. Therefore, I would recommend that this same Sub-Committee be empowered to compile a draft for a proposed Standard of Housing By-Law, similar in some respects to that in force in Toronto, but with certain modifications, to allow for different climatic and other conditions.

I would further recommend that a special meeting of the Building, Civic Planning and Parks Committee be called for next Monday morning, November 25th, to consider the full report, as well as the advisability of the adoption of the proposed By-Law.

I would not like to see the matter unduly hurried, and believe that it should be given very serious consideration. However, a report has been delayed to some extent because Mr. Startup, the Surveyor, was delayed in his work for several weeks, by having to do the work of another member of the staff who was ill.

I would appreciate it very much if some finality might be reached within a reasonable period, so that appropriate action might be taken before the end of this year's work.

Sincerely yours,

*H. L. Corey*  
H. L. Corey  
ALDERMAN

HLC:MH

RECEIVED  
ORIGINAL  
Vancouver City Archives

Survey / Standard of Housing Bylaw  
appx. by B. C. P. P. Office June 10.



By Bldg. etc. Comtee  
Nov. 18/40



1A

RECEIVED  
BY CITY CLERK  
Nov 18 1940  
REFERRED TO

CITY OF VANCOUVER

Building

OFFICE

CITY HALL

November 15th, 1940.

Chairman and Members of the  
Building, Civic Planning and  
Parks Committee,  
City Hall.

Dear Sirs:

Re: Survey for Standard of Housing By-law

The Undersigned Committee who were appointed by Council on June 17th, 1940, to arrange for a comprehensive housing survey in certain sections of the City, so as to provide the necessary details for consideration in connection with the proposal to establish a standard of housing by-law, beg to report as follows:

The services of Mr. R. Startup of the Health Department were secured for this work, and the Committee wish to express their appreciation of the manner in which Mr. Startup carried out the difficult task assigned him.

A total of 207 dwellings have been investigated in six different sections of the City, and details are now available as to the exterior, interior, and sanitary conditions of the premises examined, together with information regarding housekeeping conditions of the occupants.

The survey has only just been completed and the Committee are preparing a detailed statement, copies of which will shortly be placed in the hands of the Aldermen, however the Committee feel the information gathered is of such importance that a special meeting of the Council should be called to examine and discuss the full report, and therefore respectfully recommend that this be done.

Respectfully submitted,

*Stewart Murray*  
MEDICAL HEALTH OFFICER

*H. L. Corey*  
CHAIRMAN, BUILDING, CIVIC PLANNING  
& PARKS COMMITTEE

*J. B. Haggart*  
BUILDING INSPECTOR

AJH:P

PLEASE RETURN  
ORIGINAL CHECK  
Vancouver City Hall

Survey / Standard of Housing By-law  
appdx. by R. C. P. P. Office June 10.



By Bldg. Civic Planning &  
Parks Comtee Dec. 4/39 approved.



RECEIVED  
BY CITY CLERK

NOV 2 1939

REFERRED TO

CITY OF VANCOUVER

Building

OFFICE

CITY HALL

November 24, 1939.

Building, Civic Planning  
and Parks Committee,  
City Hall.

Dear Sirs:

The Special Committee appointed to investigate and report upon the feasibility of establishing a Standard of 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 Council, beg to report as follows:

A great deal of information regarding housing conditions in certain sections of the City has been accumulated in recent years. These records are, however, mainly devoted to the general appearance and squalor of certain premises and the over-crowding and unfortunate condition of the occupants. There is a great lack of technical details necessary to determine what repairs would be required to raise the standard of such buildings.

Poor housing conditions in Toronto and Vancouver are much alike in many ways but climatic conditions play an important part and while a standard of housing by-law for Vancouver would be similar in form, there would probably be considerable variation in detail.

The Committee has considered the problem from every angle and feel that without these necessary technical details it would be more or less useless to attempt to draft a by-law at the present time.

The Committee beg to recommend therefore, that when the estimates for 1940 are being reviewed, most favorable consideration be given to the appointment of a person competent to survey dwellings and report fully upon the structural and sanitary condition of such premises, and to gather details as to the social and housekeeping conditions of the occupants; the person so appointed to be attached to the staff of the Building Department for a period of six months, and that an amount necessary to cover the salary of such inspector for this period be included in the 1940 estimates of the Department.

RECEIVED  
CITY CLERK  
NOV 2 1939

Survey / Standard of Housing By-law  
approved by R. C. P. O. C. 11 June 10.



Building, Civic Planning  
and Parks Committee,

-2-

November 24, 1939.

It is felt that the information obtained in this manner will  
undoubtedly warrant definite action being taken towards the  
establishment of a housing standard.

Respectfully submitted,

*Helena R. Gutteridge*  
CHAIRMAN, BUILDING, CIVIC  
PLANNING & PARKS COMMITTEE

*Frank Jones*  
COMPTROLLER

*W. C. Cooney*  
CORPORATION COUNSEL

*Stewart Murray*  
MEDICAL HEALTH OFFICER

*B. H. Aggart*  
BUILDING INSPECTOR

*Wm. A. Harrison*  
SECRETARY, ZONING MATTERS

AJH:P

PLEASE RETURN  
ORIGINAL CHECK  
Vancouver City Archives

Survey / Standard of Housing Bylaws  
approved by B. C. P. C. 1 June 10.