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Buck, Frank E.

UBC Archives

PLEASE RETAIN
ORIGINAL ORDER

F.E. Buck.

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 investigated. 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.	Miscls.
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,
matresses, 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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12-12 FOLDER NO

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

Occupants 21 (14 male, 7 female)

Accommodation 1 living room, 1 kitchen, 7 bedrooms, 9 housekeeping 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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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 housekeeping 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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Housing Committee-Reports
12-12
FOLDER NO

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.

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12-12 FOLDER NO

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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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	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.

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July 5, 1939

REPORT ON HOUSING PROBLEMS

Housing conditions are particularly bad in districts two and three, the boundaries of these districts are as follows:
Granville St. to Main St., Burrard Inlet and False Creek.
Main St. to Vernon Drive, Burrard Inlet and False Creek.

Generally judged by the minimum standard of health authorities in regard to air, sunlight, adequate sleeping accommodation, bath and toilet facilities and playground space for children, more than two thirds of the families in these districts are considered badly housed.

Many buildings are old and dilapidated, having been built from thirty to forty years ago. Shacks and tenements adjoin industrial and water frontage property, and very few homes have garden plots. The lanes and streets are the only outside places where preschool children are able to play. While there are isolated examples which are intensified by the personal habits of the tenants, it is felt the principal examples of bad housing may be illustrated by the tenement blocks.

(A) There are six two storey, wooden tenement blocks in these districts. They contain two-roomed cabins ranging in number from twenty-four to thirty in each. The toilet accommodation consists of two toilets on each floor, there is no bath room accommodation in any of them. Three of the tenements have recently been renovated by repairs, papering, painting, etc., but this does not by any means take them out of the class of poor housing.

(B) Houseboat Colonies - The worst of these are situated at the foot of Columbia Street and Clark Drive, in which there are no sanitary conveniences. They contain few children and are generally inhabitated by single men. Those on False Creek near the Georgia Viaduct are also in extremely bad condition.

(C) Hotels - There are a few dilapidated hotels which have to be used by families because they are unable to find proper quarters.

Some of the more obvious examples are illustrated below:

M-1508 Mother and four children, one child deformed, live in one large hotel room. The place is overrun with bed bugs and there is no heating accommodation at all. All cooking is done on a gas plate.

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S-493 Man and woman and six children living on the second floor of a very old house. There is one room and a fair sized clothes cupboard. Three of the children sleep in this cupboard. The mother and father in the one room and the other three children sleep on the landing where the kitchen stove and the wood are also kept. There is one tap on this floor, but no toilet facilities. A relief family also occupies the ground floor of this house, and the toilet facilities are shared by both families. There are five people on the ground floor.

S-3429 A mother and six children occupy one large room and two small, dark rooms. The housing conditions are deplorable. The oldest boy is serving time for robbery in Okalla. The next boy is held at the Juvenile Detention Home, and it is believed that the delinquency of the children is largely due to environment and poor housing.

A recent entry in this case says "Mrs. S. has been looking for quarters in a better neighbourhood for months. It is impossible to find accommodation for a woman and six children for $8.00 per month, even for $12.00 or $15.00 it would be difficult. If these children are to become decent citizens it is imperative that they move into a better district."

K-87 Man and woman and five children, place condemned by City Health Authorities. This family occupy the basement of an old house which had been converted into a small store. There is one room, 12 by 14 in which the front door window is completely gone, and two small dungeons in the rear in which five children sleep. One of these rooms which accommodated the three boys has no windows, no ventillation of any kind and it is impossible to see a thing in the room when the door is closed. The other room is 6 by 6, in which there are two cots. The man and woman sleep on a broken down old couch in the front room. The only heat is a small broken down gas heater. This is a serious fire hazard. There is no plumbing on this floor, no sink or sanitary convenience. Food is left in the open as there is no cupboard space.

A-1029 Mother and two school girls, delicate and undersized, occupying one bed in a small H/K room in a large block facing Hastings St. All laundry and cooking must be done in the room where there is a gas plate. There is one bathroom to each floor.

S-2566 Mother and five children, Japanese. Eighteen year old son shortly to be discharged from E.P.H. Occupy tiny three room cabin in tenement block. Cold water tap in the cabin. No bathtubs in the building. No playground in block for children. There is a teen age girl in this home who is a T. B. suspect. Father is in St. Joseph's Hospital - T.B. case.

S-2821 Japanese mother and six children, aged two to seventeen years. Three room cabin, small, in tenement block. Quarters are dark and damp. There is no place for the two pre-school children to play. Rooms overrun with bed bugs in the summertime.

S-3972 Two room cabin in tenement block. Mother, son in middle twenties (V.D. case), daughter in teens. There is one bed. No bath in building. Cold water tap outside.

Vancouver Housing Committee-Reports

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C-717 Aged woman occupied furnished H/K room on the ground floor back of a second-hand store. There is no light in this room.

D-1328 Two adults and three children occupy a stable with a loft at this address.

O-788 Three large Japanese families occupy rooms over a meeting hall. The building is dilapidated and dirty. Plumbing is very inadequate.

P-1769 Occupied as H/K rooms. Japanese L/L. Not suitable for this purpose.

S-2713 Two room cabins. Community tap and toilet.

W-2963 A row of eight two storey tenements. The adjoining building which is a twin of this, has been condemned for the past three years.

Mention should also be made of Market Alley, back of the B.C.E.R. Depot, where one ascends by rickety stairways to lofts occupied by Chinese. Many of the rooms are inside and have no light, and at two addresses workers have to use matches in finding their way to the third storey.

There is another building with a narrow gallery running to the rear, The rooms open off the sides and are unlighted. The structure of this block would indicate similar arrangements arising from several other street numbers.

Shanghai Alley and Market Alley are occupied principally by Chinese.

There are also extremely bad housing conditions in district one (West End) the boundaries of which are West of Granville and between False Creek and Burrard Inlet. This represents one of the oldest residential districts in Vancouver. Many of the buildings and houses are old and dilapidated, with stores built in front and poor accommodation above or in the rear. This is a district of the low wage earner and relief recipient. Transportation is no problem, rents are lower and landlords are not able to make the necessary repairs and realize anything on their investments.

There are a few gardens and children either have to be taken to the beach or park, or play on the streets. Many families are herded in one house. Sanitation is poor. Cooking is done on gas rings. Heating problem is met by small stoves in the rooms. In many instances several people sleep in one room where the cooking is done. The laundry is usually done in the rooms or bathroom.
The following are a few outstanding cases in this district.

Y-310 Mother and two children live in make-shift room which was once a back porch.

Vancouver Housing Committee-Reports

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Vancouver Housing Committee-Reports

F. E. Buck

SLUMS OF THE WATER FRONT

Report on
A Brief Survey of a small section of Vancouver's Water Front Slum Areas and Basement Suites in the West End, made by the Housing Committee of the City Council.

January - 1939.

What the Committee Found

They found shambles indescribable! Shacks along water front areas which, in the matter of construction, would be complimented by calling them pig-sties. In most cases when the tide is in they are afloat, otherwise when the tide is out they settle into mud, slime and filthy water. Water full of drifting waste and fouled with human excrement.

One area reeks with the stench of decaying things, another with the gases arising from the fountain-like discharge from a sewage outlet just beyond the shacks, a fountain of continuous pollution, and of eternal shame so long as it poisons the waters on which float the huts of human beings.

In most cases the foundations of these shacks are the drift logs of the shore line, also polluted with sewerage discharge. The house-boat type is of equal uncleanness and ill omen.

The shacks themselves are cold, clammy and vile, often without heat. When heated with old-type wretched stoves, the only thing that inhibits a fire destroying both them and the district is that these poor people always lack an adequate supply of fuel to heat them properly.

Even greater is the menace of fire to the West End district from the heating methods followed in the Basement Suites of that area. Many of the Basement Suites are cold, dark, and depressing beyond description. Life in such places must in time unbalance reason and break down constitution.

And what of those who reside in such places? Here humanity is seen at its best and at its worst. Only the brave and noble in spirit could so endure without losing all hope or resorting to revenge. But here is found, in truth, the "Flotsam and the Jetsam" of humanity. "Flotsam," yes! Wrecks of lives that were probably once noble and beautiful. Prositutes, whoremongers, thieves, and never-do-wells. "Jetsam," yes! Whole families as well as individuals who have been thrown overboard, literally thrown aside in the interests of the more fortunate.

One floating shack, rented for as much as should be paid for a small house, held 2 men, a woman, 2 dear little children, but these children to the eternal shame of our civilization, sickly, pallid and underfed, one playing with a pair of old boots, and the other lying sick in a box crib had as their only play area a space about 4 feet by 6, with a 1 foot plank as their only access to the shore-line of waste, desolation and mud; other examples with children, not quite so bad but equally tragic were noted.

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12-12 FOLDER NO

All day long when days are wet, little ones are held in dark basement suites fit only for storage, as if they themselves were but storage materials and not potential citizens who tomorrow must play some part in our civilization. As the twig is bent so will it grow!

The young, the middle aged, the aged, all alike, gaunt, weary, depressed, accepting the environment with a deep feeling of resentment. Accepting it perhaps only because they see it as the Nemesis of a society which is at one and the same time such a contradiction of love, beauty and progress, and yet for them at least, a civilization of shame, ugliness and despair.

These conditions seen by the Committee cannot be fully described, they cannot be conceptd, they can be credited only when seen. The group did indeed contact the seamy side, the off side, the deep, dark under side of life as it goes on in a great and otherwise beautiful city, for even as they came out of some of these hovels they saw its present and potential greatness. Just across the street they could see the new and probably the finest hotel in the Empire. In other areas they had but to look up to see huge industrial plants scientifically run and beautiful as Industrial Buildings. The contrast none could fail to feel. Within the shadow of these buildings they had found what should be but a ghastly nightmare, a shame, a Dicken's Tale, a horror which could not be! Yet it is there for all to see who dare. Who dare to pry, with unofficial cause, into the horrors of the poor, and see their fellowman amid the unlovely hovels of a great city.

What is to be done about these conditions, conditions which hang over the city like a sword of Damocles? For these conditions hold a menace of fire, pestilence, increased thieving, social disease, hold-ups and crime of every kind, conditions which must also effect those in good homes, those in our churches, in our pulpits, in our places of authority, those who travel our streets and on all who are in truth, "our brother's keeper."

This view of conditions submitted by the Committee can be substantiated and amplified by every social service organization in the city. They trouble our souls, baffle our mentality, sicken our physical being, and challenge our honesty of purpose.

WHAT ARE WE GOING TO DO ABOUT IT?

Vancouver Housing Committee-Reports

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12-12 FOLDER NO

T-933 Mother and two children live in old dilapidated house which is badly in need of repair.

H-1763 Single sick woman. House is old, dirty, in bad repair. The steps are very rickety and the place is infested with bugs. Plumbing is old.

B-2776 Two storey building run by Japanese landlord. Stores are built in front and place is of bad repute. Single H/K rooms. Two toilets on each floor. Plumbing is poor.

G-1567 Mother and five children. Old and dirty house built without basement - falling to pieces. One bathroom in house. Many families occupying house. Very cold and hard to heat in winter.

K-1312 Row of cabins, old and in bad repair. Plumbing is poor. Two toilets to each floor - no bath.

Every day district workers in the Welfare Department report on conditions similar to those outlined above. We feel that much delinquency, crime and hospital costs could be saved if housing conditions were improved.

July 5th, 1939.

Vancouver Housing Committee-Reports

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F. E. Buck.

ANNUAL REPORT

of the

BUILDING, CIVIC PLANNING AND PARKS COMMITTEE

To His Worship the Mayor
and Members of the City Council,
Vancouver, B. C.

December 31, 1940

Gentlemen:

In accordance with Clause 7 of Section 78 of By-Law 960, I submit herewith my report of the activities of the Building Committee during the past twelve months.

The Committee held twenty-two meetings and the attendance of the members was as follows:

Aldermen Bennett - 22; Buscombe - 21; Cornett - 21;
Corey - 22; Greyell - 22; Jones - 22; Miller - 22; Wilson - 22.

BUILDING ACTIVITY

This year has shown a very large increase both in the number of building permits issued and in their valuation. Up until today, 4,536 permits have been issued at a value of $8,033.150. Of this total, new dwellings account for 1,549 permits, with a value of $4,255,420.00. Last year 1,042 were constructed at a cost of $2,819,575.00, while there was a total of 3911 permits, totalling $6,253,796.00. The only other major item for this year is the Shaughnessy Military Hospital, valued at $650,000.00.

While it is true that approximately 4 new homes have been constructed every day during the year, there is still a very great need for additional housing, particularly for the less privileged. There is a great need for homes for low-salaried and part-time workers, and for newly-married couples of modest means. This fact is confirmed by a report of the Vancouver Real Estate Exchange, dated July 1, 1940, which shows the percentage of vacant houses in the City to be sixty-nine one-hundredths of one percent, whereas a normal ratio of vacancies is considered to be five percent. At that date, it was shown that apartment suites in the City had a vacancy of 4.21 percent, but it is believed by those who should be considered good authority, that this percentage is lower during the winter months.

STANDARD OF HOUSING BY-LAW

The Special Committee appointed to arrange for a comprehensive 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, had such a survey made by Mr. Startup, and submitted details of that survey together with recommendations to this Committee.

At the instruction of Council, the Legal Department drafted a Standard of Housing By-law. I feel that this draft should be amended somewhat before final passage, but the survey certainly shows a definite need for some provision that will raise the standard of housing for low income groups in the City of Vancouver. Great masses of our people live crowded in obsolete single family dwellings with insufficient plumbing and other drawbacks.

I hope that this matter will receive the early action by the new Council in 1941.

Vancouver Housing Committee-Reports

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HOUSING COMMITTEE

The Special Housing Committee, appointed by Council and consisting of Professor Buck of the Town Planning Commission, the Secretary for Zoning Matters, and myself, have been unable to produce any tangible results during the year, owing to the fact that Federal legislation providing for low-rental housing, expired last March, and has not been renewed.

A recommendation passed by Vancouver City Council asking the Convention of Canadian Mayors and Municipalities to press for a continuation of the low rental housing provisions with appropriate amendments, was endorsed by that Convention, but was not implemented by the Government.

The Committee understands that the Government will make provision for the erection of homes for munition workers in certain industrial centres of Canada, and I would recommend that this feature be pursued by the Building Committee in 1941.

FORESHORE SHACKS

The problem facing the Special Committee dealing with Foreshore Shacks has been a difficult one, and the work of removing these established habitations has proceeded slowly. However, during the year, that group of shacks on City property East of Nanaimo Street, along the Fraser River, has been evacuated, and all shacks which were not removed by their owners have been razed, and all debris burned. Notices have been ordered on the property, forbidding its further use by private parties. Three months' notice to vacate has also been served by the Legal Department on a number of floating shacks in Burrard Inlet at the foot of Clark Drive, and further action will be taken at the expiration of the notices.

STREET NAMING COMMITTEE

The Special Committee which was appointed to consider and report upon the advisability of changing the terminology of certain streets and avenues, has had several meetings and made considerable progress, but owing to pressure of work by the Staff in the Engineering Department, the completion of a street name map has not been fully completed. It is hoped that this will be done in the near future.

ZONING BY-LAW

Several applications for amendments to the Zoning By-law were received during the year, and five Public Hearings were held in connection therewith.

The most important items dealt with the re-zoning of an area on the north-side of False Creek, adjoining the proposed playing grounds and the re-zoning of a block on Cornwall Street on the south bridgehead to permit the erection of a factory.

Your Chairman has attended nearly all the meetings of the Town Planning Commission and all meetings of the Committee of that Commission on which he was placed.

Vancouver Housing Committee-Reports

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The more familiar acquaintance with the Town Planning Commission, which is given to me from my year's association with this Body, leads me to feel a deeper appreciation for the splendid work that is being done for the present and future development of the City of Vancouver by this Organization of public-spirited and interested citizens.

A full Annual Report of the Commission will be available in a few days.

I have also attended many meetings of the Vancouver Park Board, and beg to submit that this Organization has done splendid work with the funds at its disposal. During the year an additional 2.96 acres has been added to the park system by the acquisition of property at Alma Road on the waterfront. This Board will also have its Annual Report ready in the near future.

I would like to express my appreciation for the co-operation of the Mayor, Aldermen, Building Inspector, Secretary for Zoning Matters, as well as other Officials in the City Hall who have contributed to the work of the Building, Civic Planning and Parks Committee during the year.

Respectfully submitted,

(sgd) "H.L. Corey" (Alderman)
CHAIRMAN

HLC:MH

Vancouver Housing Committee-Reports

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HOUSING -- A WORLD PROBLEM

ITS IMPACT ON THE CITY OF VANCOUVER

A REPORT TO THE VANCOUVER TOWN PLANNING COMMISSION

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PROGRESS REPORT

Respecting a Standard of Housing in the City of Toronto

40 Months Operation to Sept. 30 - 1939

1.	Premises inspected	9056
2.	Premises satisfactory	884
3.	Premises satisfactory with minor exceptions	5053
4.	Premises on which work is proceeding	2612
5.	Premises on which work is completed.....	3307
6.	Dwellings demolished	807
7.	Sheds demolished	1020
8.	Approximate cost of work completed.....	$1,194,000.00
9.	Loans sanctioned by City Council - 42 amounting to	$8,160.00
10.	Loans completed ..... 15 amounting to	$3,245.00
11.	Dwellings overcrowded	156
12.	Dwellings in which overcrowding was abated	142
13.	Court Actions	594
14.	Actions withdrawn as work was commenced or premises vacated	378
15.	Convictions.....	215

K. S. Gillies
Chairman of Inspectors

per W. F. Holden
Secretary.

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A REPORT TO THE VANCOUVER TOWN PLANNING COMMISSION

Vancouver Housing Committee-Reports

Page 7 HOUSING REPORT Part II Personal 1942

Concerning in any field of effort for a period of over 40 years should make any individual or groups of individuals either despair of reaching the goal the disappointments should be or inspiring to greater effort. My experience with PLANNING ^ ^ that ... back to the year 1909 or '10 and definite efforts to be ... least ... any other. Nights of earnest study, ... attendance at all kinds of meetings, scores of Reports, articles, writings contributions of technical services, and gifts of money have been my contributions over these 40 years to these two vital movements of far-reaching significance. No regrets & no apologies are herein expressed. My Last Report both Housing, like the one of two autumn leaves on which I gaze at the moment drifted like a leaf into some dark nook where it will be swept into the limbo of discarded things.

... so many I worked!

Jan 27, 81 North Van.

1 Van. has a Plan
When. How "The Plan"
2 "Van a port
3. Large influx
4. Why cities are planned Page 2
5 Fundamental Parts
Zoning Maps
6 The Street System Chart
7. The Transportation System
8 Parks + Recreation Geotype
9. Other Parts. Civic Finance
REGIONAL PLAN
10 T.P. the great 20th Cent Social Movement

HOUSING
A National Problem
Federal Acts - Housing Corp
18,000,000 1,000,000
Low Rental Housing
$ 50,000,000
3 Reasons for Lapse
Housing in U.S. & Britain
Recreations

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HOUSING REPORT

Part II
Personal

1942

Pioneering in any field of effort for a period of over 40 years should make any individual or groups of individuals either despair of reaching the goal or inspire them to greater effort. (the disappointments should) My experience with PLANNING Objectives dates back to the year 1909 or '10 and definite efforts to promote its objectives date from the time of the first Conference on Planning held in Toronto in 1914. Mr. Thos Adams the famous Planning Expert ~~that~~ with a high reputation in three countries and one of the great Planners of the Century was the Star Speaker. Mr. - Dwen and myself are, I think, the only two living men (on this Province) who attended that Conference in an Official Capacity. Since that time some results have rewarded the efforts of the groups definitely seeking to promote the aims and objects of Town Planning.

With Housing my personal Experience has been different. Decidely discouraging. Starting as Chairman of a very promising Housing ~~Group~~ effort just after the last war failure to make any progress has been written as the final word to mark that and every succeeding Effort to promote better Housing in Canada. (and officially by the Commission)

Part II of this Housing Report by my colleagues, is to be written more from a personal standpoint than from any other. Nights of earnest study, weeks, months, years of attendance at all kinds of Meetings, writings, scores of Reports, articles, contributions of technical sources, and (gifts) money have been my contribution in over these 40 years to these two vital movements of far-reaching significance. No regrets or no apologies are herein expressed. My last Report both Housing, like the Autumn leaves on which I gaze at the moment drifted like a (one of two) into some dark nook where it will be swept into the limbs of discarded things.

Vancouver Housing Committee-Reports

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8 Housing

The question now arising for me to answer is:
The suggestions which follow this brief may be ahead of the times or ~~some of them~~ may ~~be fulfilment very soon~~. That is in the laps of the Gods. This may be my apologia pro vita sua, ~~for a change of method~~ or it may be that it shall be.

Is at last are we to see a rift in the clouds of despondency and a gleam of bright sunlight heralding a day of better things. My training ~~has been~~ of that type which of necessity frees me to see things as they must be faced to fifty years hence, ~~and~~ that day minds so trained see "the mills of God grind slowly" for a purpose. That purpose may well be that since we shall soon be forced to do that which might have been done long ago we shall do it better than it would have been done had we started earlier. Were this not now my belief this bit of writing would be my apologia pro vita sua with respect to these two great ideals ~~of~~ particularly the latter. The first sentence of a Report read yesterday encourages me in this belief. It was written within ~~the~~ year. It ~~co~~:—

(1) "For many years - - -
2) " Few persons - to perceive.
5) All suggestions

What follows are ~~my own~~ suggestions made on my own responsibility. They may be provocative, they may never be adopted. Some may be very soon. They are neither daring nor startling, would that they were as daring as the times and my whole capitulation of so many - wanted!

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HOUSING -- A WORLD PROBLEM

ITS IMPACT ON THE CITY OF VANCOUVER

F E Buck

HOUSING -- THE GREAT CHALLENGE

A SECOND REPORT TO THE VANCOUVER TOWN PLANNING COMMISSION
IN TWO PARTS

By F E Buck

PART I

"The Housing Shortage", a term indicating a world-wide need, connotes both a present and an immediate post-war problem of gigantic size, the solution of which may be beset with many difficulties.

Figures have small reality to the average person unless related to the every-day facts of life. To the average citizen of Vancouver, however, the statement that Vancouver consists of about 70,000 houses, plus several thousand stores, apartments, industrial plants, shacks, and other buildings, with something like a 10,000 blacklog of <u>needed</u> homes, must have a real significanee.

The Housing Committee of the City Council, appointed in 1937, made a series of surveys and showed that the depression years had built up a back-log shortage of some 6,000 houses. A similar condition prevailed all over the continent and in parts of Europe.

In the United States the year 1925 saw the erection of nearly one million homes. In the years 1933-34-35 only one house was built in each of these years compared to 17 built in the normal building program of the year 1925. It is easy to see how quickly a backlog of need will build up under such conditions of economic depression and lack of business activity. In Vancouver about one house was built in each of the years 1932-33-34 to about 12 in each of the more prosperous years of 1929 and 1938. That is over 2,000 in 1929, and less than 200 in the other years.

Vancouver Housing Committee-Reports

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The surveys also showed that over a period of ten years, only one house was built in one ward of the city to seventeen built in another ward or district. In the one case (also shown by another survey), the average family earnings were very low as compared to the earnings per family of those residing in the other ward.

This housing shortage may be scientifically appraised in several other ways. One such way is by means of the "Vacancy Ratio" which is a ratio based on a survey of houses vacant over the whole city. In normal times this ratio is five percent. A survey reported in the press of October 6, 1942, showed a present vacancy of less than one percent. This ratio has to be multiplied by another "overcrowding factor" to give the "shortage".

The increase in population since 1938 is 15,317, and to this must be added probably 15,000 war workers and others in the Services, etc. This population increase aggravates the ~~HOUSE~~ home shortage.

The Housing Shortage is a very real challenging fact which may not worry the many but gives a real headache to some. In the United States and Canada this accumulated shortage reaches the grand total of about eight million homes.

Added to this enormous total of eight million new homes needed now, is the fact that "one fifth of all homes are deteriorated and outmoded". "Any journey shows the need for better housing on the farms, in villages and cities. Whichever way we travel the general impression is one of dullness, shoddiness, ugliness and neglect." This is particularly true of the older cities and the older parts of this city of ours.

Vancouver Housing Committee-Reports

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These activities were steps very definitely helping to solve part of the housing problem, but another phase which constitutes the real crux of the housing shortage is that generally called:

Housing for the Low-Income Wage Earner

For some years now it has been recognized that it is not possible for capital or industrial development to build houses for the low-income wage earner and rent them at an ecomomic profit. For this reason governments had to step into the building picture and loan money to responsible authorities at low rates of interest and repayable over a long-term period of years. Part II of the National Housing Act of 1938 offered this money at about two percent interest, repayable over a term of twenty years. The building authority could be either the city or a specially constituted building corporation.

These low rental housing projects were "to provide homes for those whose incomes are not large enough to pay an ecohomic rental.. but only enough to meet the current carrying charges.2

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The sum available for Vancouver was $1,325,000. but none of it was used and the offer lapsed in 1941.

In the United States a similar act was passed in the previous year, 1937, and by 1938, to quote: "Loan contracts are being approved at the rate of $30,000,000. a month. About five thousand dwellings per month are going under construction."

In Britain and in the European countries even more progressive and extremely practical legislation provided for the housing of the low-income wage earner.

Governments were forced to consider the plight of this type of citizen, to quote "It is now a matter of general agreement that even before the depression commenced over ten million families in America, or more than forty million people, were subjected to housing conditions that did not adequately protect their health and safety."

Surveys made in this city show that in certain parts housing conditions are equally as bad as those which, for example, are depicted in that now famous film "The City".

Vancouver Housing Committee-Reports

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COST OF BAD HOUSING

Many citations could be made showing the disastrous effects bad housing inflicts on large groups of otherwise worthy citizens, and especially on the children living under such conditions who will form the next generation. Then there is the large increase in municipal taxes which must be borne by citizens at large. Costs for added fire protection, police protection, and for general services which the care of those badly housed sections of the city imposes upon its civic treasury. For example, in an American city the per capita costs in a large slum area, and in the rest of the city were:

	Slum Area	Rest of City
Police protection	$11.50	$ 4.20
Fire protection	18.27	2.74
Public health work	2.02	.60
Tuberculosis care	3.04	1.17
TOTAL	$34.83	$ 8.71

In a Canadian city:

A large Canadian city has made a survey along similar lines and exact figures are or soon will be available. It is expected that they will show similar high costs for the care and protection of slum districts.

Another American city survey shows that fifty-one percent of all cases of tuberculosis, plus fifty-seven percent of all juvenile delinquency comes from such districts.

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Vancouver

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Over four million houses have been built in England since the last war and of this number,"about one third have been built and are owned and operated by the municipalities."

The building program in the country of Sweden was proportionately greater than in England and using one hundred families as the measuring unit, Sweden built in seven years five times as many houses as were built in the United States in the same period.

The Housing Dollar

It has been estimated that for each dollar spent on housing, twenty-nine cents goes towards wages on the building itself, thirty-eight cents for materials (and producing these materials, a second share goes towards wages), fifteen cents goes toward the cost for land, and 18 cents goes towards all other costs. Both private and municipal investment in housing stimulates employment, and the circulation of money in a very helpful way. It promotes also, as can no other form of enterprise, all forms of well-being and social amenities.

This general survey of the world-wide problem of housing, particularly stressing the housing need of the low-income wage earner, is written as a supplement to the earlier report on housing dated January, 1941. It would be incomplete if it did not offer suggestions with respect to what may be done about the present problem now and immediately war ceases.

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HOUSING -- A WORLD PROBLEM

ITS IMPACT ON THE CITY OF VANCOUVER

HOUSING POLICY FOR CANADIAN CITIES OR MUNICIPALITIES

Introduction

It is hoped that the few suggestions which follow may constitute a basis for a realistic Housing policy to meet the challenge of the post-war era. They are the outcome of carefully considering the provisions of the new National Housing Legislation now before the Canadian Parliament.

Background of Need and Urgency

Unless Canadian cities and municipalities are preparing to fully co-operate with this new housing legislation offered by the Canadian Government, ~~also~~ and attempting to understand the vast problem created by housing backlogs and by the enormous destruction of property by warfare some, if not many, complications will arise in giving effect to this legislation. This type of legislation is well worth while and in Canada is somewhat overdue. In addition definite injustice may take place due to the opportunity which such legislation offers for pressure groups and selfish individuals to use it for their own purposes.

The following background of need is presented as an attempt to portray the necessity for some realistic housing policy including definite by-laws and enactments by the Canadian cities and municipalities. This background, though brief and incomplete, is submitted in the hope that it will aid in an understanding of problems of world affairs and world aims.

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HOUSING -- A WORLD PROBLEM

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Housing Policy for Canadian Cities or Municipalities

A. CANADA

In Canada the backlog of housing need at the present time is estimated to be about a half million. There is also a definite shortage of public buildings of all types and the necessary provision of such buildings will also tend to handicap a realistic housing programme. To mention a few of these buildings, they will consist of new post offices, public schools of all types, libraries, city halls, dormitories and other educational buildings for our universities, new additions to our hospitals, buildings for national and provincial research, art purposes and similar uses. Many new buildings must also be provided for and by industry itself. Such needs will make tremendous demands on the whole of the building industry.

B. UNITED STATES

In the United States in 1942 the backlog of housing need was estimated in round numbers to be about 7 millions including a reasonable portion of re-built farm homes. Reliable figures of 1944 intimate that in order to catch up with this backlog in housing, 3 million men will be needed in the building trades industry alone; another 6 million men will have to be used in the production of builders supplies. It is further estimated that these needs cannot be met within a period of approximately ten years. During the next 15 years Housing Officials of that Country estimate that a total of about 22 million or one and a half million homes per year must be built.

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Housing Policy for Canadian Cities or Municipalities

C. EUROPE AND OTHER COUNTRIES

The European backlog in 1940 was estimated to be about 20 million new homes. However, owing to the tremendous destruction by wartime bombings it will, without doubt, be more than double this figure.

It is almost impossible for the human mind to grasp the significance of these figures without an example. A local example may be given: recently, Prime Minister Churchill stated that rocket bombing was responsible for the destruction of 17,000 houses, with an additional 80,000 injured. The 17,000 item in realistic terms means that the whole of the houses in the City of New Westminster and several of the municipalities around Greater Vancouver would have been destroyed Also, that 80,000 injured means that the whole of the homes and buildings in the City of Vancouver and most of the lower Mainland would have been injured, but this number, large as it may seem from the local standpoint, is not one hundredth part of those destroyed in Europe at the present time, which means that we shall have to build,in the next ten or fifteen years, more homes and buildings than are in the whole of Canada multiplied by about three times.

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HOUSING -- A WORLD PROBLEM

ITS IMPACT ON THE CITY OF VANCOUVER

A HOUSING AND BUILDING POLICY FOR THE CITY OF.....

MUNICIPALITY OF.....

(It would be very desirable if the "Introductory" ~~to~~ the Argument in favour of establishing this suggested Housing Policy ~~were~~ read before this policy is studied in detail.)

A. The duly elected governing body (the Council of) (The City of Vancouver) being cognisant of the terms and purposes of the recent legislation passed by the Government of Canada for the purpose of maintaining and improving housing conditions in the interest of all classes of citizens ~~having~~ accepted the proposition that a housing policy is a national obligation. Therefore, for the same reason the above Council in order to comply with and further this legislation do enunciate, in the sections and clauses which follow, certain basic principals that maybe used for its own guidance. Such principals also to be used for the direction of those members of its various staffs, who will be, or who are, herein directed to give effect to the purposes and intent of these said legislation.

B.(I.) Legal Aspects and Obligations

At any regular or special sessions of the Council a Resolution or Resolutions will be passed giving instructions to the various Departments in accordance with the terms of this policy.

1. To the Legal Department to make a complete study of any Charter Amendments or new By-laws that have to be passed for the purpose of furthering the Federal Legislative Housing Programme.

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2. To draft any Amendments to existing By-laws for the same purpose
3. To draft new legislation which may be necessary in order to work with the provincial and federal authorities in the interest of the replanning of blighted areas or slum clearance projects.

B. II To the Building Department

1. To make a timely revision of the Building Code and for the purpose of adopting "A Standard of Housing By-law".
2. To make a study of the duties of its staff of Inspectors of lighting, plumbing and other services and for the purpose of enlarging these staffs to enable an efficient enforcement of the said By-law.

C. The Council also directs the Heads of all other departments to take note of and study the new Housing legislation together with new local enactments which may be introduced for the purpose of carrying out such legislation in order that full cooperation and assistance may be accorded to both the Federal and Provincial Governments in the furtherance of Housing enactments.

D. The Council further directs its members on the Post-war Housing Committee to cooperate with and give full consideration to all matters brought before it.

1. The Sub-committees of the Post-war Housing Committee
2. Various citizen groups interested in housing projects.
3. Association of Building Contractors.
4. Individuals who wish to present definite plans dealing with housing projects.

Vancouver Housing Committee-Reports

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5. Any and all agencies of the Federal and Provincial Governments charged with the administration of the Federal and Provincial Housing legislation.

E. The Council also recognizes and wishes to state that it will be in the interest of the individual citizen to take full advantage of those parts of the Federal Housing Legislation which offer to loan money to individuals at 4½% because of the very definite benefits accruing from the 1938 Act which provides money at 5% for the same purpose. It is the purpose of this Council to assist in all practical ways to give publicity to this section of the legislation and will, if necessary, establish a Civic Bureau or appoint an official in the Building Department who will devote his full time to furthering all types of Housing projects.

These clauses enlarged or amended are suggested for adoption by cities and municipalities throughout Canada for the reason that the great objective of all housing is to provide adequate shelter for all the people "regardless of income, in order to insure for all, health, privacy and reasonable comfort". Governments of all levels, Federal, Provincial and Municipal, are now accepting, as never before, a new responsibility to help those they govern to obtain this objective.

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HOUSING -- A WORLD PROBLEM

Housing Policy for Canadian Cities or Municipalities

How the Backlog Occurred.

Another local example will serve to show how this world-wide housing shortage has occurred in the past two generations.. In two normal building years in the City of Vancouver, approximately 2,000 houses were built a year, whereas in the years 1932-35 only 10% or 200 per year were built. In addition a very heavy backlog of housing was carried over from the first World War. In Britain, for some years after that War, the Government was responsible in a large part, for the building of over 4 million houses but even this large quantity did not take up more than 50% of the backlog. The City of London, as a municipal undertaking, in the same period built and managed and still manages 40,000 homes for the low income group of workers. Housing, therefore, as suggested has become a truly national obligation for many classes of its citizens.

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HOUSING -- A WORLD PROBLEM
ITS IMPACT ON THE CITY OF VANCOUVER
A REPORT TO THE VANCOUVER TOWN PLANNING COMMISSION

Housing has become a world problem of the first magnitude. The solution of Vancouver's share of that problem is primarily placed upon the shoulders of those responsible for Municipal Government. The City Council, as expressing public opinion on this matter and giving effect to the desires of the citizen body, felt that it was timely, in June 1937, to appoint a special Housing Committee to gather data as to Vancouver's housing needs. The Council also authorized this Committee to call to its aid a considerable number of public organizations interested in the well-being of human beings, in regard to shelter and the amenities of city life.

This Committee consisted of a member of the Council, a member of the Town Planning Commission, and the Secretary of the Commission. Its work to date is briefly summarized below in order to serve as a progress report from the member of the Planning Commission.

In addition to this summation a brief Survey of progress in world housing will be appended in order to implement a promise to supplement an earlier report on the 1940 Convention of the four Housing and Planning Organizations which met in San Francisco, July 8th to 13th (see page 5 of that report).

The Appointment and Work of the Housing Committee

As the Secretary of the Committee states "a close touch was maintained and watch kept of housing developments during the whole of the two and a half years' period, and the files of the Committee show that a very large quantity of valuable information has been gathered during that period."

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"The early work of the Committee was devoted to gathering details of housing conditions and presenting the same to the Council, also obtaining information on housing development in Canada and other parts of the world."

Part II of the Housing Act

Owing to a nation-wide urge in which Vancouver's voice was definitely heard, the Dominion Government, in 1938, "adopted the new National Housing Act which made provision for low-rental housing schemes ..... However, owing to taxation difficulties no benefit was obtained from the funds made available. The adoption of this Act greatly increased public interest in housing and the Committee arranged several special meetings of the Council at which various schemes were presented, but in the final analysis these were wrecked on the taxation question."

In the matter of obtaining and sustaining public interest in housing, the Committee met many organizations and pays tribute to the good work done by several of them.

Statistical Data

The Committee in its original 1937-38 survey of housing needs showed by means of tables and charts that there was a very definite need for new houses in the City of Vancouver. Some few individuals disputed the reality of this need, but the figures given below which show the amount of building that has since taken place, under the provisions of the National Housing Act, substantially justify the early finding of the Committee. Following are some data which give an additional light on the work and progress of the Committee:

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That a committee consisting of the Chairman of the Building, Civic Planning & Parks Committee, the Secretary for Zoning Matters, and a member of the Town Planning Commission, be set up, with power to add such departmental officers as deemed necessary - for the purpose of --

(1) Making a survey of the housing situation in Vancouver.

(2) To draw up and present a comprehensive housing plan to the Council, based upon the needs of the City.

The Committee to have authority to seek assistance from public or semi-public bodies, such as Sociology Department of the University of B. C., Welfare Federation or other groups of persons interested in housing conditions in the City; assistance from such bodies to be on a voluntary basis.

Local Public Bodies Who associated with the Committee

National Housing and Planning Association,
Trades and Labour Council,
Ministerial Association,
Vancouver Welfare Association,
Mothers' Pension Bureau,
United Church of Canada (Social Service),
Greater Vancouver Youth Council,
University of B. C. (Dept. of Economics,etc.)
Local Council of Women,
Workers' Alliance,
The Rooming House Guild.

Governments Contacted

Ministry of Health, Great Britain,
Ministry of Health, New Zealand,
Housing Authority of the U. S. A.
Dominion Government,
Provincial Governments.

Cities Contacted

Victoria, Calgary, Regina, Winnipeg, Toronto, Montreal, Quebec, Halifax, St. Johns.

Surveys Made by

Building and Health Departments,
Students of University of B. C.,
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About five different schemes have been examined and passed on to the City Council for discussion.

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took advantage of the Provisions of Part I of the National Housing Act:

Number of houses built in the Province of B. C. under the provisions of the National Housing Act	3,075
Approximate Value	$10,000,000
Number of buildings repaired in the City of Vancouver under the provisions of the National Improvement Act	5,491
Approximate Value	$ 1,550,044
Approximate amount of money invested in homes in Canada under the provisions of the Act	$65,026,923
Approximate amount of money invested in improvements in Canada under the provisions of the Act	$50,000,000

These figures are up to November, 1940.

Possibly a large number would also take advantage of Part II, were it made possible for them to do so.

Recently there has been very little adverse criticism of the National Housing Act, and very great numbers of home owners all over the Dominion have benefitted from its enactment. It is still being taken advantage of by prospective home owners more than ever and it would appear that Government aid for housing not only provides better houses for many of the citizens, but also becomes the means of stimulating the activities of the building industry, the financial lending institutes, and persons in many other callings, thereby definitely promoting general prosperity.

Part II of the Act has now lapsed and the $50,000,000 therein set aside for low-rental housing is now no longer available.

The following excerpts from the Annual Report of the Building, Civic Planning and Parks Committee of the City Council, and some recent correspondence, show how much it is the duty both of the

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Commission and of the City Council to take the initiative in urging that it be re-enacted.

"While it is true that approximately four new homes have been constructed every day during the year, there is still a very great need for additional housing, particularly for the less-privileged. There is a great need for homes for low-salaried and part-time workers, and for newly-married couples of modest means. This fact is confirmed by a report of the Vancouver Real Estate Exchange, dated July 1, 1940, which shows the percentage of vacant houses in the City to be sixty-nine one-hundredths of one percent, whereas a normal ratio of vacancies is considered to be five percent.

"At the instruction of Council, the Legal Department drafted a Standard of Housing By-Law. I feel that this draft should be amended somewhat before final passage, but the survey certainly shows a definite need for some provision that will raise the standard of housing for low income groups in the City of Vancouver. Great masses of our people live crowded in obsolete single family dwellings with insufficient plumbing and other drawbacks."

"The problem facing the Special Committee dealing with Foreshore Shacks has been a difficult one, and the work of removing these established habitations has proceeded slowly. However, during the year, that group of shacks on City property East of Nanaimo Street, along the Fraser River, has been evacuated, and all shacks which were not removed by their owners have been razed, and all debris burned."

"The future policy of the Dominion Government regarding low-rent housing is not known. Both Mr. Mooney and Mr.Nicolls doubt whether any Dominion aid will be given during the War, except, perhaps, in providing housing for the armed forces and for workers in War industries. (All we do know is that there is a tremendous problem ahead of us and that we are giving a lot of thought to what may be done when and if the Government sees fit to announce a policy -- Mr. Nicolls)."

"Apparently, therefore, the door is still open at Ottawa for local authorities to make known the housing needs of their communities, but prompt action is necessary in view of the approaching session of Parliament."

Conclusion

From the foregoing it may be possible to reach the conclusion, that the City of Vancouver is definitely in need of more housing, and particularly that type of housing described as "low-rental".

From the facts now presented and from those given in Part II of this Report, only one conclusion should be drawn; namely, that private enterprise is unable to provide housing for a fairly

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Respectfully submitted,

"Frank E. Buck"

Representative of the Town Planning Commission on
the Civic Housing Committee.

January, 1941.

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Vancouver Housing Committee-Reports

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Grand Total 115,026,923.00

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Editorial from Toronto Globe & Mail 15-2-44

PLANNING A PROVINCE

Announcement that the Ontario Government is to create a Department of Planning and Development which will co-ordinate municipal plans for postwar progress brings an assurance that was greatly desired. This paper has called attention repeatedly to the danger of leaving municipalities at loose ends in a confusion of planning. In expectation that a magic change from normal, subnormal and abnormal to grandiose heights of newness is inevitable, somehow or other, few communities have overlooked the opportunity to join in the plotting of their own preserves. It is all commendable, for it is as true of a community as of a nation that without vision there is at least numbness.

How much actual building will follow the planning cannot be foretold, but it is essential that thatever is done fit, in as part of the whole. This is where the Province was needed, and where its leadership is more than theoretical. It holds the key to most planning by its control of highways development. It can design a Province of municipalities which is first of all a Province co-ordinated by its natural advantages.

Obviously it will not be a simple process, for local loyalty is usually liable to claim prior consideration. How it will be handled has not yet been explained fully by Premier Drew. The new department, however, is to combine the duties of town and country planning and reconstruction. Mention of country planning conjures up a vision to stay with. When nature's attractions come in, the town's bricks and lumber take second place. They are conveniences, but the landscape is a picture for their setting.

It is to be hoped planning will go beyond a vision on paper, helpful only to the imagination. Also it is to be hoped no municipality will leap to the conclusion that it means immediate action or nothing. This kind of wholesale beauty comes by prgoress toward an ideal. The main point at present is that apparently it is not to be left to haphazard growth. Ontario with its natural and varied beauties, lends itself well to planning for a more attractive future.

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OBJECTS OF 20TH CENTURY PLANNING

Town Planning & Housing Needs

North Vancouver, Jan.27 '41.

Vancouver is a city with a "City Plan". The first city of the Dominion to have such a determinative and far sighted plan.

Some sixteen years ago the City Council provided funds to make this Plan and appointed a Commission to continue to advise on all points relative to implementation. They saw, as stated by one of the Planners, that:

> "Vancouver is the most important Pacific port of a great country. Here if anywhere should develop a great city. Few cities possess such a combination of nearby natural resources, a splendid harbour, a terrain ideally suited for urban use, an equable climate, and a setting of great natural beauty."

Such a city should make a great appeal to those, who after this war is over, will seek to make their homes in a new land. We must be ready for a large increase in population during the next decade. It is fortunate that this city of destiny has an excellent plan made by the scientific method for the Sociological Purpose of providing a better city for better citizens. The City Plan is a volume of 400 pages together with plans, maps, charts, and statistical data of great value. It took three years to prepare.

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Why City Plans are Necessary

No modern battleship, no airliner, no modern factory and no great industrial machine can be built until hundreds of blue prints have been made. The blue prints must be followed in every detail. Failure to do so spells disaster.

We have learned during recent years that we can no longer afford to take chances in the building of town and cities. The Plan is essential in order to avoid grave mistakes which sometimes cannot be remedied even at exorbitant costs.

The modern city is a great physical unit consisting of definitely related parts.

The Fundamental Parts of a City

The modern city may be likened to an organism. The human body is in part a good analogue.

First of all there are the differentiated parts of the city. The different areas which are adapted to the various city uses. There are the Residential areas, the Local Business areas, the Commercial and the Central Business areas, the Heavy Industrial areas, the areas for School, for Parks and Recreation, for Civic Administration and Public Use Purposes as, the Public Library, Art Gallery, Central Auditorium, etc., and areas retained for Public Markets, Railway Depots and Airports. These areas are all delimi-nated and prescribed on a Plan called the Zoning Map of the City. These areas remain fixed for special use until such time as city growth necessitates their expansion or readjustment. Under proper

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zoning, property values remain more stable and the dilapidated business section and the slum area is much less likely to occur.

The Street System

Again the human organism may be our analogue. Carrying blood and energy to all parts of the body is its important arterial system. The arterial system of a city is its street system. Streets as they near the heart or business section of the city must become wider and be built to carry very heavy traffic loads at least twice and sometimes more often during each day of the year.

Vancouver has made three traffic counts since it produced its plan. One every five years, and these counts will be continued. The Major Street Plan and all proposed widening projects are based on these counts which record traffic load over certain major streets at certain peak hours of the day.

The Transportation System

Some 30 pages of the City Plan are devoted to the subject of transportation. Under this heading plans are discussed for the improvement of Harbours, Railways, Interurban Lines, Freight Yards, Waterfront Facilities and other large projects dealing with the flow of goods and people to or from the city and to other parts of the world.

Parks and Recreation

The Park System of a city functions as the lungs in the human body. Area for Parks and Recreational facilities must be allocated in the early part of the life of a city, otherwise it is impossible to procure vacant lands for these purposes. The health, beauty and renown of any city is lessened or promoted in accordance

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with the recommendations of this section of a City Plan. It is a most vital and interesting section.

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Other Parts of the Plan

The entire plan aims to deal with every phase of civic life and development, consequently things like, the financing of street widening projects, Civic Buildings, the Civic Centre, Civic Art, New Bridges and many minor features are discussed and comprehended in a city plan.

The relationship of the city to adjoining districts and small towns is a timely subject labelled "Regional Planning" or planning the entire region surrounding the large city. Under Regional planning such projects as the widening of arterial highways between the city and outlying towns, such as Kingsway, can be planned and implemented on a co-operative basis. In short, the scope of modern city planning is far-reaching and its benefits many.

Conclusion

This brief survey shows the essential purpose of City and Regional Planning. This purpose is to make better cities, better communities for better and for happier citizens.

Town and Regional Planning is a 20th Century movement. It is fundamentally a peoples' movement. Each undertaking is an effort to improve conditions. These conditions apply to Transportation to Transit facilities to and from daily vocations, to Recreations for health and pleasure, to business enterprise, to industrial development, to Educational facilities, to Civic Administration,

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P E Buck

and during recent years to improve Housing conditions for citizens, especially to the low wage earners who are often forced to become slum dwellers. Effective planning will make the slum, with its attendant ill health and shame, impossible. Its purpose is to make the modern city what it must become, an ordered place for industry and home living enjoying all these benefits which accrue from co-operation and goodwill.

Town Planning is the greatest of all 20th Century Social Movements because its purpose is truly Sociological and its method scientific in accord with all scientific and Industrial Progress.

Housing and Town Planning

Housing, since the great depression has assumed the proportions of a National Problem. The National Housing Act for Canada was passed in 1935-38, and the Home Improvement Part of that Act soon afterwards. These acts made money available, through lending institutions, at a low rate of interest, for both the erection of new homes, and for the repair of homes already built which might need repairs.

The public took advantage of these Acts to the extent of borrowing approximately 120 million dollars up to the end of 1940. This upward trend in building rapidly stimulated all the building trades, and added immensely to the earning power of the nation. Over 18,000 homes have been built and over 100,000,~~000~~ repaired under these government schemes.

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Vancouver Housing Committee-Reports

P.E. Buck

BLOCK 67--D.L. 541

These acts, however, failed to reach to the housing problem as related to the low income wage-earner. The problem of the slums, the waterside shack and the overcrowded rooming-house remains.

This part of the problem is very definitely related to a progressive Town Planning Movement. The Federal Government, realizing the seriousness of this phase of the Housing problem, went ahead and provided another $50,000,000 to be used to build low-rental houses, provided the co-operation of both the Provincial Government and the City of Municipality could be secured to work out the local part of the problem. The Act authorized the loaning of the money, at a very low 2 per cent interest rate, to the Council or a Housing Authority set up by the Council.

It was tremendously disappointing that no local authority or Province took advantage of this part of the Housing Act. Perhaps the Government was justified in letting the Act lapse and withdrawing the $50,000,000 loan offer. Three factors may explain its withdrawal: (1) a clause relating to local assessment
(2) The indifference, or fear, of local authorities -- or both.
(3) Local opposition.

Now the work of urging the Federal Government to sponsor this type of long overdue housing has to be done all over again. There is every reason why this urge should be nation wide.

Both Britain and the United States have had this type of housing in hand for some years and their programmes are increasing in magnitude and having greater success every year.

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Delay much longer for Canada not only continues her shame in this regard, but makes a mockery of our civilization and our Christianity; and should bring a blush of just anger to the face of every citizen who calmly considers shelter condition of the slum dweller and the low wage earner.

The following excerpts indicate the seriousness of the problem:

WThe future policy of the Dominion Government regarding low-rent housing is not known. Both Mr. Mooney and Mr. Nicolls doubt whether any Dominion aid will be given during the War, except, perhaps, in providing housing for the armed forces and for workers in War industries. 'All we do know is that there is a tremendous problem ahead of us and that we are giving a lot of thought to what may be done when and if the Government sees fit to announce a policy' (Mr. Nicolls)."

"Apparently, therefore, the door is still open at Ottawa for local authorities to make known the housing needs of their communities, but prompt action is necessary in view of the approaching session of Parliament."

"This shortage has not been relieved by the large number of houses recently erected. 'This does nothing to solve the difficulties of shelter for persons in straightened circumstances or in receipt of public assistance." (Last Annual Report of Dr. Stewart Murray, Senior Medical Health Officer for Vancouver and for the Metropolitan Health Committee). 'The housing conditions under which many young married couples are living in Vancouver today are really desperate----the first problem which should be tackled by the City Council.' (W. R. Owen, Chairman of the Town Planning Commission."

"Nor is the situation likely to be relieved by low-rent housing built by private enterprise. It is generally admitted that private enterprise cannot afford to meet the housing needs of the lowest income groups. The numerous public (direct or assisted) housing schemes throughout the world are evidence of this fact."

"Nor can it be substantially relieved by raising the standards of housing in the houses now existing. 'Many cities, previously endeavoring to enforce their building codes, have been forced to relax rather than to strengthen their standards, because low income persons, unable to better their conditions, are often forced, through rising rentals, to do just the opposite. Home

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owners, in an effort to meet the situation see no other course than to violate city dwelling and building ordinances ... A city program calling for demolition only, without new construction, can lead but to disaster.' (Jesse Epstein, Director, Seattle Housing Authority)"

"The City Council appears to have looked at the situation too much from the standpoint of the tax burdened property owner, who is trying to squeeze the last dollar out of an old house in order to pay his taxes, and to have considered that government assisted housing would be unfair competition with him, especially if at reduced taxation. It has even been suggested that instead of providing low-rent housing, we should wait for incomes to increase so that higher rents can be paid. How long might that be?"

"The City Council has failed to look at the situation from the standpoint of the taxpayers as a whole. Slums (whether huge tenements, old rooming houses or dilapidated apartments) are notorious breeding places for disease, crime, delinquency, family troubles, distorted social attitudes, communism, revolution and what not--for all of which the taxpayer pays in hospitals, doctors, nurses, jails, police, judges, welfare workers and in other costs which cannot be calculated. As the Dominion Director of Housing says: 'We pay dearly for slum conditions....we might just as well pay for good housing.' "

"The conclusion, therefore, is that locally there has not been a determined effort to face up to the economic realities of the situation. Instead of grappling seriously with it, Aldermen side-stepped by proposing to refer it to the electors at a plebiscite-pwhich never was held."

"Attempt has been made to justify the Council's inaction on the ground that no other City in Canada has done anything. Such an argument is a confession of fear and helplessness. There would be no progress whatever in the world if everybody waited for everybody else."

F. E. Buck
January, 1941.

Vancouver Housing Committee-Reports

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HOUSING COMMITTEE

Persons who have been asked to supply information on housing conditions and individual cases:

Prof. C.W. Topping.
Dr. G.F. Davidson, Welfare Federation.
Rev. H. Dodson.
Miss L. Holland, Mother's Pension Bureau.
J.H. Creighton, Supt. of Welfare, Victoria.
Rev. Andrew Rodden.
F. Ivor Jackson, Sec., Vancouver Council Social Agencies.

P.R. Bengough, Secy., Trades & Labour Council.
J.W. Allan, Assessment Commissioner.
Miss E. Le Seur.
Rev. Father Cooper.
John Tolson.
Womens Council,

SURVEYS MADE OR RECEIVED

Burrard Inlet and False Creek Foreshore (City)

Some blocks in centre of City (Vancouver Council of Social Agencies)

INFORMATION RECEIVED

City Social Service Dept., eleven months' shelter disbursements.

Assessment Dept., - - - Population Survey 1936.

Corporation Counsel - - - City's Foreshore Rights & Authority.

Mr. H.V. Stratton - - - Housing Scheme.

Pop
25 000 1936

$36 000 per month
for Housing.

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Lot	Land	Impts.	Building	Owner	Address	
1	$5200.00	$ 600.00	2 Dwellings	City		
2	3450.	1250.	1 "	E.&D. Krull	806 Hamilton	x
3	2000.	1050.	1 "	J. Melics	810 "	x½
4	2000.			City		
5)						
6)	4000.	1500.	1 Dwelling	J. F. Henderson	1385 Granville	
7	2000.	900.	1 "	M. Gordon	830 Hamilton	x
8	2000.	850.	1 "	DW&A Shoppell	551 Richards	
9	2000.	1150.	1 "	Toronto Gen. Trust	N.C. Rasmunssen 842 Hamilton	
10	2000.	500.	1 "	M.E. Dunlop		
11	2000.	500.	1 "	FH&H Cottrell C. Hope Marquis	349 Railway	
				of Landowne	349 Railway	
12	2000.	800.	1 "	City		
13	2000.	800.	1 "	N. Heubscher	621 Hamilton	
14	2000.	950.	1 "	K. E. McKew	1634 E. 6th	
15	2000.	900.	1 "	A&D Mowah & J. Will	621 Cambie	
16	2000.	850.	1 "	J. H. Matthews	Pemberton Realty	
17	2000.	850.	1 "	H.R.J. McIntyre	882 Hamilton	x
18-19W½	2800.	900.	1 "	A.M.H. Ramsay	)	
" E½	2400.	850.	1 "	O.R.& H. W. Green	)413 Granville	x
20)						
21)	9200.	18000.	Factory	T.A. Brodie	891 Cambie	x 4
22)						
23)						x
				B.C. Brush Wks.	891 Cambie	
24	2000.	1000.	Cabins	B. N. Kerr	2290 Wall	x
25	2000.	1450.	1 Dwelling	G.W. Mantle	1490 W. Broadway	
26	2000.	750.	1 "	(		
27	2000.			(		
28	2000.	750.	1 "	D. W. Anderson	Forrest, Man.	x
29	2000.	900.	1 "	(		
				Earl of Shradbroke	Yorkshire & Pac. Securities	x
30)	4000.	21200.	Warehouse	Sentinel Invest-		x
)				ments Ltd.	835 Cambie	x 2
31)						
32	2000.	600.	Parking Shed)			
33)	4000.		)	Safeway Shares Ltd	839 Cambie	x 3 x
34)			)			
35	2000.	800.	1 Dwelling	H. A. & M. Black	817 Cambie	x
36	2000.	350.	1 "	Grand Lodge I.O.O.F. in B.C.	Box 766 N. W.	ed
37)	8650	2050.	1 "	W. Turner	1963 W. Georgia	
38)			& Factory			
	87700.00	63050.00				

Assessment Land $87.700
" Improvements 63.050
25 Dwellings
1 Row Cabins
2 Factories
1 Warehouse
1 Parking Shed
14 Lots owner occupied
3 Lots owned by City

Improvements 75% of land assessment

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LOT	LAND	IMPS.	BUILDING	OWNER	ADDRESS
1-2	$9550.00	$3600.00	6 Dwellings	Homer J. Moore	836 Dunsmuir
3	2000.	1150.	2 Dwellings	J.&L. McGregor	806 Homer *
4	2000.	1150.	1 "	HR&C. Driver	816 Homer *
5	2000.	950.	"	A. Nygard IN TRUST	995 Pine St. San Fransico
6	2000.	1100.	"	P. Tarrance	101/615 W.Pender
7	2000.	1100.	"	D. Nicholson	830 Homer *
8	2000.	500.	"	F J& E B Mallaby	838 Homer *
9N½ 10	3000.	750.	"	J. A. Dobry	843 Hamilton
11S½ 10	3000.	950.	"	Toronto Gen. Trust	590 W. Pender (WR Balderson in trust)
12	2000.	1100.	"	J. Herdman	856 Homer *
13	2000.	2400.	Rooms	M. E. Gerhart	177 W. Cordova
14	2000.	1500.	Duplex	P.&O. Mital	304 W. 6th
15	2000.	900.	Dwelling	B. Kaur	872 Homer *
16-17	4000.	2600.	Stores & Apts.	C. J. Van Steenwyk	47th & McCleery
W½18,19	2800.	6700.	Apartments	W. H. Hands	789 W. Pender
E½18,19	2400.	1100.	Printing	"	"
20-21	5200.	2000.	2 Dwellings	JV&EM Phillip & H.L. Edwards	671 Columbia NW
22	2000.	600.	1 "	G. Abbott	2421 Granville
23	2000.	650.	"	GA&FM Bishop	877 Hamilton *
24	2000.	1300.	"	G. Roy	1784 W. 49th
25	2000.	700.	"	"	"
26	2000.	700.	"	B. Simonson	863 Hamilton *
27	2000.	600.	"	City	
28	2000.	1300.	"	C. C. Ward	853 Hamilton *
29	2000.	700.	"	P. Chrisleles	42 E. Cordova
30	2000.	800.	"	J. A. Darby	700 Cambie
31	2000.	850.	"	E&C.W. Towler	837 Hamilton *
32	2000.	1550.	"	S. Albert	1441 Nanton
33	2000.	750.	"	S& A. B. Pearce	817 Hamilton *
34	2000.	700.	"	J. A. Darby	700 Cambie
35	2000.	700.	"	R&A. C. Zeman	813 Hamilton *
36	2000.	700.	"	J.R. Grant & W. C. Hyland	2960 W. 44th
37-40	2600.			City	
38-40	3525.	850.	Rooming House	H. J. Abbel	807 Hamilton *
W 40 37-38	2700.			L. N. Armstrong	1170 Harwood
	88775.	43000.			* Owner Occupied

Assessment Land $88,775.00
" Improvements 43,000.00
37 Dwellings (various)
1 Stores & Apartments
1 Apartment block
1 Print Shop
13 Lots owner occupied 34½%
2 Lots owned by City

Improvements ~~City~~ only 49% of land values

Vancouver Housing Committee-Reports

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F. C Buck

University of British Columbia

DEMONSTRATION HOUSING SURVEY May 1947

1. Purposes

The principal purposes of the survey will be threefold.

1) A detailed survey of the housing in the selected area, covering a study of the property, family composition of the tenants, rent, income and occupational status: related matters of environment, community problems, welfare agencies serving the area, etc..

2) Measurements of the costs of the area in terms of such factors as delinquency, health and sanitation, social assistance, fire prevention, policing, accidents, civic amenities and services, tax revenue, etc..

THE UNIVERSITY OF BRITISH COLUMBIA
VANCOUVER, CANADA

DEPARTMENT OF ARCHITECTURE

I think you would probably like to have your own set of these. Only interim reports at the moment, but these will give you a good idea of the scope.

Dcm.

Columbia and is assured the full cooperation of the Vancouver Housing Association, the Community Chest of Great Vancouver, and the City authorities. The Director of the Survey is Dr. Leonard Marsh; and the headquarters office will be in the Department of Architecture, University of British Columbia. The University Committee* is composed of Professor Fred Lasserre (Architecture); Dr. Stuart Jamieson and Dr. Robert Clark (Economics); Miss Marjorie Smith (Social Work). Advisory members are Mr. P.R.U. Stratton (representing Vancouver Housing Association), and Mr. Hugh Martin (representing Community Planning Association of Canada, Greater Vancouver Branch).

* Prof. J. Fred Muir (Dept. of Civil Engineering)
Added - July

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2) Measurements of the costs of the area in terms of such factors as delinquency, health and sanitation, social assistance, fire prevention, policing, accidents, civic amenities and services, tax revenue, etc..

3) Draft plans for (a) low-rental housing project most appropriate for the area: (b) general redevelopment of the area (i.e. in relation to community facilities, commerce, industry, transport, etc., as well as residential needs).

Each of the above will be defined more exactly as the work proceeds, and in accordance with statistics and descriptive material available. An important incidental purpose of 3 (a) will be to illustrate neighbourhood principles of replanning: and of 3) (b) to point to some of the relationships between slum clearance and commercial and industrial replanning.

2. Area

The area selected for detailed survey lies within the district east of Main Street, south of Hastings East, and north of the Great Northern tracks, extending as far as Raymur Avenue and the tracks following Glen Drive. This district is part of a much larger area of decaying properties, but is particularly suitable for a first project which would test out the pros and cons of low-rental housing and related developments within a long-term plan. There are several vacant or partially-built-up lots. Moreover, a large school, a park area and several community buildings are within the area and could be adapted to seve the rehabilitated neighbourhood.

For some statistical and descriptive purposes, the larger Social Area 3 (bounded by Main, Victoria, the dockside and the G.N. tracks) will be used.

3. Direction and Sponsorship

The survey is sponsored by the University of British Columbia and is assured the full cooperation of the Vancouver Housing Association, the Community Chest of Great Vancouver, and the City authorities. The Director of the Survey is Dr. Leonard Marsh; and the headquarters office will be in the Department of Architecture, University of British Columbia. The University Committee* is composed of Professor Fred Lasserre (Architecture); Dr. Stuart Jamieson and Dr. Robert Clark (Economics); Miss Marjorie Smith (Social Work). Advisory members are Mr. P.R.U. Stratton (representing Vancouver Housing Association), and Mr. Hugh Martin (representing Community Planning Association of Canada, Greater Vancouver Branch).

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University of British Columbia

DEMONSTRATION HOUSING SURVEY

Progress Report - 31 July 1947

I HOUSING SURVEY

1.

All 39 blocks in the Survey Area were covered by the investigating team within the scheduled time, with the exception of 5 blocks, mainly occupied by Orientals. For these, special arrangements were made to use two Chinese investigators, and an extension of time. With this exception, the field survey work has gone extremely well. A total of 781 dwelling cards was completed, and family cards (including households of one person) total 1678. The number of [illegible]



University of British Columbia

DEMONSTRATION HOUSING SURVEY

Progress Report - 31 July 1947

I HOUSING SURVEY

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2. The material on the individual cards will be verified or amplified by reference to the records of at least four agencies, namely the City Social Service Department, the Family Welfare Bureau, the Children's Aid Society, and the Victorian Order of Nurses. Complete records have already been received from two of these agencies. From preliminary examination, it is estimated that the detailed survey of individual house cards (actually covering single houses, apartment suites, rooming houses, and cabins) will cover about 90% of the total, (i.e., households refusing information and inadequately filled cards will amount to about 10%).

3. Tabulations have now been begun and are expected to take a month to complete. Preliminary tables show the necessity of separating the four types of accommodation already mentioned, also separate tabulations for single men.

4. The scheme of tabulation will cover the following main factors:

a) exterior and structure

b) interior conditions and utilities

c) degree of overcrowding

d) incomes and/or occupational status

e) rentals

f) house-to-work travel time

g) tenant reactions to houses and district.

A series of selected photographs, to show defective town planning features as well as housing conditions, is planned as part of the survey; and these will be taken early next month.

5. A volunteer group associated with the Parent-Teachers' Association of Henry Hudson School offered their services for a survey of the worst areas in the Kitsilano slum area (between First and Fourth Avenues, and between Granville and Burrard Bridges). The same cards and methods will be used and it will be possible to make reference to this badly blighted area in the final report. This should be very helpful, as the Kitsilano units are probably the worst in the city; but it was not possible to include these in the original plans of the Survey, partly because of time, and also because the Kitsilano Area, unlike the Strathcona Area, does not lend itself to residential replanning.

6. Many welfare agencies have volunteered to contribute to the Survey descriptive notes on special cases of housing inadequacy known to them. These may also be useful for comparative purposes.

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II ECONOMIC AND SOCIAL COSTS

1. Complete detail has been assembled of the assessed values of all land and improvements in the Area, separating residential, commercial and industrial buildings, also exempted properties, and vacant lots. Tax revenue has been computed. An estimate of tax delinquency remains to be made.

2. With the cooperation of the Engineering and Assessments and other departments of the City, all facts have been assembled relating to roads, sidewalks, water supply, sewers, and street lighting. This material has also been brought together on a basic map so that realignment of the streets can be worked out with the minimum of dislocation.

3. Partial statistics have been secured on police costs, traffic accidents, fire costs, and juvenile delinquency. Compilations should be completed shortly.

4. Special attention has been given to an analysis of the records of the Social Service Index for Vancouver, as this is the key to all the welfare costs and expenditures. In line with other computations, the calendar year 1946 will be the principal basis of computation, but records for the preceding ten or more years are also being examined in order to throw light on comparative incidence of social expenditures in the past. As individual figures are being obtained from some of the more significant agencies (e.g., the Victorian Order of Nurses, the Family Welfare Bureau), some cross checking of this information will be possible.

5. Cordial cooperation has been extended by the city health services (Metropolitan Health Committee), and the indices of social cost for the Survey Area, obtained from these sources will include: school visits and services by Public Health Nurses, school health records, tuberculosis cases and visits, selected immunizations, dental patients, and staff work loads. Assessment of the health costs of the Area will also be supplemented from the valuable Victorian Order of Nurses records.

6. Family and child welfare costs and services will be assessed through the records of the Children's Aid Society and the Family Welfare Bureau. Arrangements to procure these statistics have been completed. The City Social Service Department records are the most comprehensive of all, and the cooperation of the Department has made these freely available.

7. House cards will be used so far as possible to give supplementary information on accidents and illnesses.

III REHOUSING AND REPLANNING

1. Preliminary estimates have been made of the total population in the Area, and its distribution in family terms. These estimates have to be checked, however, against the detailed compilations from the housing cards. The specifications for housing will also be supplemented by reference to (a) rents and incomes of residents, (b) preferences expressed for types of accommodation, desire to remain within the district, (c) housing needs in adjacent areas.

2. A preliminary mapping of the land uses of the Area was made at the outset of the survey. This has now been elaborated in much greater detail, by examination and evaluation of the site. A property map, block-by-block, distinguishing residential and non-residential properties, is in compilation, according to the following categories:

I Good (new, recently repaired or improved; or desirable of retention for other reasons)

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II Fair (tolerably good structure or maintenance; retention preferable for cost or other reasons)

III Poor (structurally poor, out-of-date or dilapidated)

IV Bad (structurally unsound; seriously deteriorated; condemned or meriting condemnation)

In compiling this map, cross reference will be made to the information on the housing survey cards. The final map will be the basis for recommendations on demolition, street replanning, location of new housing and community units, etc.. Preliminary indications are that a high proportion of the properties would not justify renovation or are so insanitary or inadequate as to merit demolition. A small proportion of property only (including new structures and buildings such as churches, etc.) appear to merit retention; but consideration will be given to the assessed values of all properties, and the cost of the total replanning scheme, before final recommendations are made.

3. The first exploratory drafts have been made of (a) low-rent housing of various types, (b) plans of the Area on a neighbourhood basis.

IV BACKGROUND AND AUXILIARY MEASUREMENTS

1. Use will be made of "social area" (census tract) statistics, especially those relating to Area 3, as an aid in depicting the Survey Area in its proper perspective.

2. A descriptive account of the Survey Area as a whole will be based on, (a) notes and comments of the members of the housing survey team, (b) comments of residents (entered on cards where relevant or revealing), (c) appraisals and comments which have been specially secured from social agencies and individuals who know the Area well.

3. An estimate will probably be made of the total housing needs in Vancouver (possible Greater Vancouver) as a whole so that the detailed recommendations for the Demonstration Area can be given their proper significance.

4. It is intended that at least the essential outlines of the financial and administrative arrangements necessary for land acquisition, low-rent housing, zoning modifications, etc. will be part of the final report. The critical factor of costs will be given special attention.

5. It is not clear at this stage whether funds and personnel will be sufficient to permit the making of a model of the replanned district. It seems certain, however, that enough material including the nature of the Area at present, the results of the survey, and its principle recommendations, can be pictorially presented so as to make possible a small exhibit.

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University of British Columbia
DEMONSTRATION HOUSING SURVEY

Interim Report 30 July 1947

Important Note: It should be strictly understood that this statement contains only a few indicative measurements, brought together as an aid in the interim consideration of the matters under survey, and also in response to the inquiries which have been received from many individuals and agencies who have cooperated in the work.

All figures are subject to revision; and all topics will be elaborated when much more statistical and descriptive material with tabulation of this has been completed.

GENERAL CHARACTERISTICS

The section of the city selected for intensive survey* was not chosen as an unqualified slum area or as necessarily the worst area in Vancouver. It was decided on as a tract exhibiting some of the most serious housing, blight, and town planning problems, within the central area of the city. It is vital that the "demonstration subjects"

1) the economic and social costs of blight areas

2) the need and nature of low-rental housing

3) the principles of neighbourhood units

4) the relation of all this to urban conservation and redevelopment

should be tackled for an interior part of this city. The Strathcona area is an excellent example for the purpose because of its nearness to the central business district, to industries and the waterfront, and above all to the blight-core of False Creek.

As this concentrated examination has established, the area has many good features as well as deplorable ones. There is much that is worthy of salvage or that could be turned to advantage in a bold replanning scheme. It has solidly built sidewalks, good sewers and utilities, and a great deal of open space, a variety of local community buildings. On the other hand, small (25 feet) lots were allowed, from the early days it suffered from the presence of a gas works on the west, a slaughter house on the north and the location of the city dump on the Flats. Whatever its original state, it is now almost denuded of trees; vacant lots and fringes of many sidewalks are rank with grass and weeds, and there are patches of badly repaired roads.

Laid out when it was thou ht this might be a good residential district, it reflects in miniature the optimism of those days, the abundance of land, but also the rapid changes and haphazard individual development which have characterized many other parts of Vancouver. Other districts were opened up; those who could afford to moved to the south and the west. Small scale industries began their invasion, streetcars were withdrawn, though the tracks still remain, and the process of decay then started is now the outstanding feature of the area. Because the houses were almost universally built of wood, for many of which twenty years would have been a fair span of life, the deterioration at many points is now extreme. The absence of a housing and slum

.....

* Bounded by Hastings, Main, Glen Drive and the False Creek Flats. It is convenient to refer to it as the Strathcona Area, and this is also appropriate since Strathcona School is so much one of its natural centres. This should not be taken as meaning that the area is coterminous with the population of the school, however; Seymour School, which is east of Glen Drive serves part of the area, and for some of the survey inquiries, both are relevant.

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clearance program, and the pressure of the present critical shortage have intensified the overcrowding and inadequacy which had already become apparent in the thirties.

A more adequate description and assessment of the area will be possible when analysis is completed of tenant reactions obtained in the housing survey, factors revealed by the social area statistics, and the inventory of all welfare and community agencies (of which there is a great wealth) located in the area.

AREA

The area surveyed covers approximately 163 acres. Actually, no less than 53 acres of this total are represented by streets, sidewalks and lanes - an indication of the wastefulness of the gridiron system of street layout. Vacant lots and lots not built upon account for 15.4 acres, excluding 4.8 acres occupied by Strathcona School and McLean Park. Potentially, therefore, there is plenty of available land; and since the existing properties are frequently poorly located there is little doubt that re-designing of the area could comfortably provide for a larger population than lives here at present, if this were desirable.

Thus, the district represents only a small fraction (1.8%) of the total area of Vancouver; though it is a more substantial sample (perhaps 5%) of the more built-up and densely populated sections of the city.☆

POPULATION

The best estimate at present of the number of people living in the survey area (based on the individual housing cards) is 6650; but there may turn out to be as many as 7500 when all cards are in and a full check made. It is clear that there are at least 1500 families in the area, and at least 1500 individuals (mostly single men). A conservative estimate is that the district contains 2% of the Vancouver population.

Compared with the superficial area, this is a disproportionate figure, which the type of accommodation and the presence of overcrowded units would lead one to expect. It is not the densest area in Vancouver, but very near to it. The average density, 41 per acre, is not high as urban centres go; though it is to be remembered that the ratio is nearer 73 per built-up acre.

HOUSING ACCOMMODATION AND STATE OF PROPERTY

The housing picture presented by this area will be properly understood only if distinction is made from the outset of four types of accommodation, all of which are fully represented in the district.

A Single Houses These predominate (616), as they do in Vancouver as a whole; but they exhibit the greatest variety in size, use and adequacy. They range all the way from a few well-built dwellings to aged, tottering structures and rough board shacks. Those that have long ceased to be one-family dwellings and continue as converted rooming houses, are being separated in all tabulations.

☆ Social Area No. 3, within which the Strathcona Area lies, represents about 2.8% of the total area of the city, though more like 10% of the most built-up area. Because of the industrial and waterfront area to the north and the False Creek Flats to the south, space comparisons are misleading: in population terms, the Strathcona area represents roughly one-third of Social Area 3.

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B Apartment Units (suites) These also range from a few good buildings to a diversity of converted units, rooms over stores, etc., many of them dark, insanitary, or ill-equipped. Many of them were not intended for family living, but families have come into them under the pressure of the housing shortage or a search for low rents, and about 350 families* are housed in this way at present. 517 units are contained in 62 buildings of which the largest has fifty units and the smallest are single "suites".

C Rooming Houses One or two of these were built as such, but most are moderate size and small houses converted - some of them pushed to the limit of capacity. The rooming house population is less typical of this area than it is of the business area (Social Area No. 2), but it is sizeable enough. About 90 of the 1000 or so houses in this area are now eking out a typical blighted area existence through the collection of multiple small rents.

D Cabins, including a few multiple shacks. There are 25 of these outmoded and originally temporary dwellings. The landlords of an exceptional few, have made efforts at decent maintenance and the provision of facilities. While they were originally intended for migratory labour and single men, some cabins are now occupied by couples, and even a few families with children - one of the worst products of housing scarcity.

The full measurement of these accommodations will include a detailed analysis of overcrowding, family composition, the rents paid, the income of the tenants, and other relevant facts. There has not yet been time for this important part of the survey to be completed. The preliminary compilation, however, shows very clearly that there is much overcrowding in rooming houses and cabins; a deplorable amount in the suites and apartments; and even in the single houses, a proportion of more than one in four. The standard applied as an index - that of one room per person (excluding kitchen or bathroom) - is only a simple one which takes no account of size, light and ventilation of rooms, bedroom requirements for the separation of sexes, etc.. And to this must be added the heavy proportion of dilapidated structures and defective utilities which have been indicated in many of the descriptive notes on the survey cards.

ECONOMIC AND SOCIAL COSTS

There has been such considerable fluctuation in property values, as between the depression period, wartime, and post-war years, that it is hard to establish a single figure for the assessment value of all land and property in the area which can be used as a basic ratio along with population and superficial area, for all other comparisons. Provisionally, however, the total value of all property in the area can be taken as representing about 1% of the total for the city. Tax revenue from the area, by and large, is about a similar proportion.

Practically all the more important services so far measured show a considerably higher ratio for the district than this. At this interim stage of the inquiry, probably the most revealing indications are given by the following table, from the Social Service Index records, which attempts to show the principal categories of welfare services extended to residents of the area during the last eighteen months.

.....

* This includes some families with no children, old couples, etc.. The distribution of families with children has not yet been tabulated. The analysis plans provide for special attention to all accommodation problems affecting children.

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The survey area accounts for at least 3.5% of the total services recorded and probably somewhat more. As the table shows, persons depending on pensions and social assistance (more than one-half of the records) are heavily represented in the area. A large amount of publicly and privately supported medical care must be directed annually to this and similar areas. Child welfare services, it is probable, would bulk even larger, if total facilities and funds were themselves greater.

CASES RECORDED IN VANCOUVER SOCIAL SERVICE INDEX, classified by types of service or welfare problem, Strathcona Area residents, 1946 - 47.

(Approximately 3.5% of total cases for whole city)

Agencies, Types of Assistance, etc.	No. of Cases	P.C. Distribution
Social Assistance	344	44.6
City and provincial	294	
Private agencies	34	
Veterans	16	
Pensions, Allowances	46	6.0
Old age pensions	44	
Mothers' allowance	2	
Health and Medical Care	135	17.5
Health units	14	
Assisted hospitalization	42	
Tuberculosis	46	
VON services	33	
Child Welfare	126	16.3
Children's Aid Society	76	
Child Welfare Dept.	23	
Child Guidance Clinic	25	
Day nursery and foster day care	2	
Delinquency	83	10.8
Juvenile Court cases detention home inmates, etc.	33	
Prisoners' after-care	50	
Other	37	4.8
Special handicaps	24	
Recreational (principally summer camps)	5	
Miscellaneous welfare services	8	
TOTAL	771	100

These figures will be supplemented and verified by other inquiries which are still in progress, including special figures from agencies. The provisional results of one of these may be of interest. The visits of V.O.N. nurses are particularly significant since they cover maternity cases, chronically ill persons, particularly the aged and the disabled, and other persons requiring more or less continuous nursing supervision. During the 1947 period measured, visits to this area accounted for 3.2% of total V.O.N. work. Moreover, visits per case, which average 4.46 for the city as a whole, amounted to 12.95 per case in the survey area.

A few glimpses of other economic and social costs may be given. Measurements drawn from police statistics are undoubtedly influenced by the acts of major and minor lawlessness

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which occur on the main streets bounding the area, far more than in the area itself, so that these figures need to be interpreted with caution. The fact that 6.9% of last year's arrests for drunkenness, and 16.5% of the arrests on vagrancy charges were made within or near the district, if nothing else, indicates the environment to which the children and adolescents of the area are subjected. The number of fire calls, and actual fires and fire losses, appear to be remarkably small, although the potential fire hazards are widespread and appalling. Traffic accidents on the other hand, are extremely high. Again, these are heavily produced by the outer streets; none the less, heavily used streets criss-cross the whole area and accidents are particularly noticeable on Georgia. 15.7% of all traffic accidents last year occurred within and on the confines of the area, and 11.5% of all the injuries or deaths caused by traffic. While all the ratios have not yet been worked out, there is ample evidence that the need for sanitary inspections, particularly for problems of rats, vermin, garbage disposal and plumbing, is heavily concentrated in this sector of the city, notably the eastern part.

REPLANNING AND REHOUSING

The evidence of the house-to-house survey itself has been supplemented by a careful evaluation of present land use, and a rating of all existing properties, so that all possible guides can be obtained on the most effective patterns of clearance and redevelopment.

A simple summary of the property evaluations does not do justice to the variety of reasons for inadequacy which are taken into account. The proportions, however, are as follows:*

I	Good (new; recently repaired or improved; or desirable of retention for other reasons)	0.6%
II	Fair (tolerably good structure or maintenance; retention preferable for cost or other reasons)	11.5%
III	Poor (structurally poor, out-of-date or dilapidated)	60.0%
IV	Bad (structurally unsound; seriously deteriorated; condemned or meriting condemnation)	27.9%
	Total Residential	100 %

In a few cases, the rating II was found to be justified only by exterior conditions, overcrowding or dilapidation inside reducing the classification to III. Many houses rated III are of course capable of renovation, which would bring them into Category II, but at disproportionate cost. These evaluations will be further checked by reference to details of house accommodation, family conditions and requirements and assessed values.

The physical features, housing needs, and social and economic considerations of the district generally, are now well enough established for the replanning of the area to have begun. A special inventory of all institutions, social and community agencies, in and around the area, is contributing information and suggestions for this task. A study is also being made of low-rental housing types; and the final computations will consider the costs of the projects, as well as their relation to the income groups appropriate to the area.

* These figures relate only to residential properties. Non-residential properties include, (a) commercial units (stores, laundries, etc.), (b) industries and (c) community buildings. A number of churches, club houses and other social institutions in the last group are in category I.

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F.E. Buck

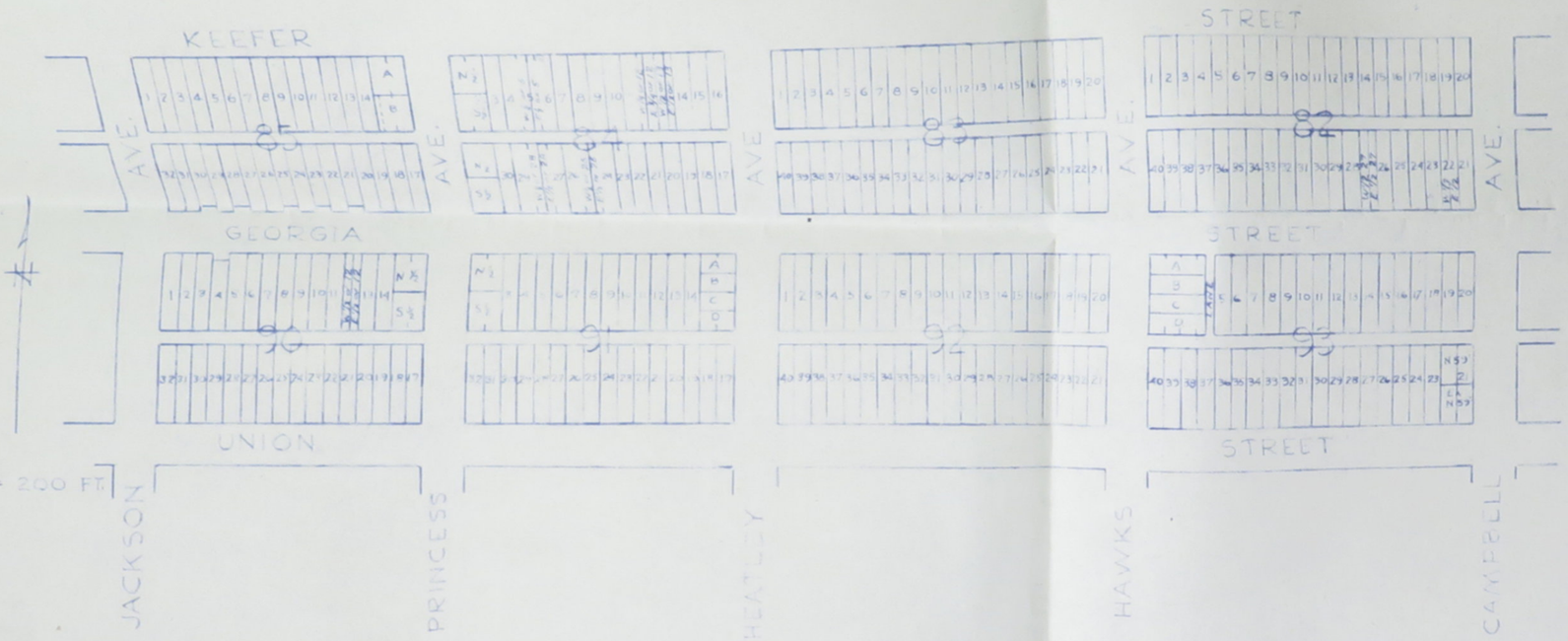
AREAS

526

CK

ACRES
3.59
3.58
3.61
3.81
4.10
3.76
TOTAL 22.45 Ac.

F.E. Buck



AREAS

D.L. 181/196

BLOCK	ACRES
E2	2.81
E3	2.81
E4	2.22
E5	2.22
90	2.22
91	2.22
92	2.81
93	2.79
TOTAL	20.10 Ac.

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F.B. Buck

AREAS

D.L. 526

BLOCK	ACRES
85	3.59
86	3.58
87	3.61
88	3.81
89	4.10
94	3.76
95	2.45 Ac.

TOTAL

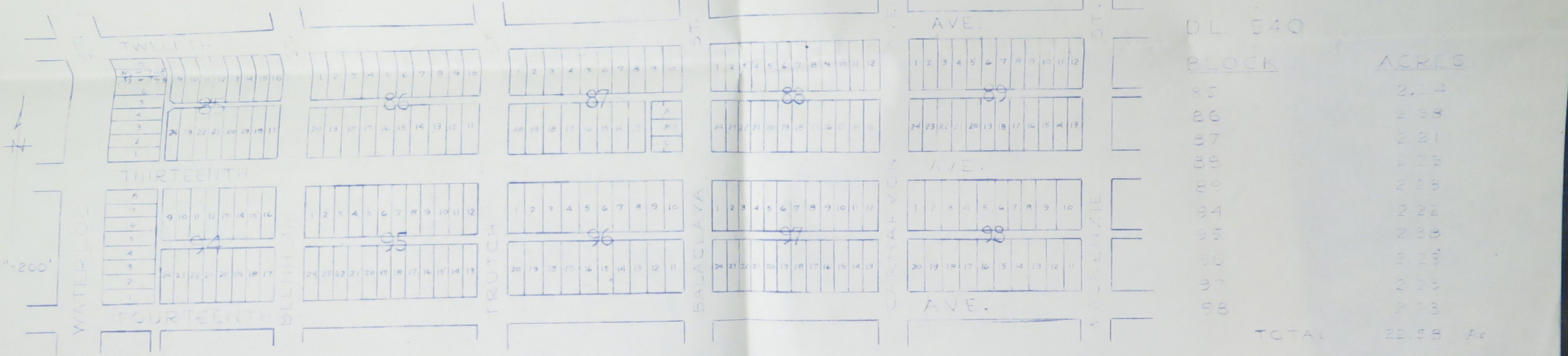
F.B. Buck

AREAS

D.L. 540

BLOCK	ACRES
85	2.24
86	2.38
87	2.21
88	2.38
89	2.38
94	2.22
95	2.38
96	2.23
97	2.23
98	2.13

TOTAL 22.58 Ac.



VANCOUVER TOWN PLANNING COMMISSION
626 WEST PENDER

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AREAS

D.L. 526

BLOCK	ACRES
667	3.59
668	3.58
707	3.61
708	3.81
747	4.10
748	3.76
TOTAL	22.45 Ac.



HOUSING COMMITTEE

Information Received	Surveys Made	Information Asked
(Corporation Counsel) Status of City regarding control of Water fronts;	Water front Burrard Inlet (Secretary);	Housing Plan included in report of National Employment Commission (not yet available);
Eleven months' summary of Shelter Disbursements for married people by City Social Service Dept.;	Water front False Creek (Secretary);	New Zealand Housing Survey Regulations, etc. (1936);
Eleven months' summary of Disbursements to single persons by City Social Service Dept.;	Water front Fraser River (Secretary);	Housing surveys and schemes Winnipeg, Toronto, Ottawa & Montreal);
Graphs of building in the City in relation to Marriages (Mr. C.M. Stewart);	4 Blocks City Centre (Social Agencies);	Housing surveys and schemes (Ministry of Health, Great Britain);
Children in apartments, rise in rentals (Vancouver Real Estate Exchange);	6 houses West End, (Building Dept.);	Surveys to be made by: University of British Columbia, Local Council of Women, Trades & Labour Council, Council of Social Agencies, Worker's Alliance (B.C.Div.);
Number of licensed apartments & suites (License Dept.);		Vital Statistics (Registrar, Court House).
Summary buildings in City, 1934 & 1936 (shows number of dwellings) (Assessment Dept.);		
Population City, 1936 (Assessment Dept.);		
Trailers, A new mode of life, (Town Planning Commission);		
Various survey of other cities, (Town Planning Commission);		
Graph , number of dwellings & population(Secretary);		
Housing Scheme (H.V. Stratton).		

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FOLDER NO

CITY OF VANCOUVER - HOUSING SURVEY
DECEMBER, 1937

(Survey Made by Students of Sociology Dept.,
University of B.C.)

LOCATION			NO. OF ROOMS	OCCUPANTS		SANITATION		
NO.	STREET			ADULTS	CHILD'N.	TOILETS	BATHS	SINKS
795	Nicola		12	6	--	1	1	3
775	"		4	2	2	1	Shower	2
763	"		6	3	--	1	1	2
733	"		14	7	--	3	1	8
1531	Pender		3	1	1	1	--	1
1517	"		many	4 - 10	--	1	--	1
1529	"		6	6	--	1	1	3
1533	Georgia		9	1	--	1	1	3
1558	"		5	3	1	1	1	2
1556	"		5	3	1	1	1	2
1512	"		7	2	--	1	1	2
1508	"	(a)	4	2	2	1	1	2
		(b)	4	1	--	1	1	2
		(c)	3	2	--	1	1	2
1502	Georgia	down	4	3	1	1	1	2
		up	4	4	--	1	1	2
1506	Robson		9	5	-	2	2	3
1508	"		8	2	1	1	1	2
1510	"		7	5	1	1	1	3
1542	"		7	2	2	1	1	2
1588	"		5	2	2	1	1	1
1600	"		5	4	1	1	1	2
1602	"		7	4	-	1	1	2
1614	"		7	5	-	1	1	3
1630	"		10	12	2	1	1	2
1648	"		10	4	-	1	1	1
1636	"		7	5	1	1	1	2
1642	"		10	9	-	1	1	4
1662	"		10	11	2	1	1	2
1656	"		9	3	3	1	1	1
1666	"		1	2	-	1	1	1
1668	"		6	2	2	1	1	1
1674	"		7	4	-	1	1	1
1690	"		7	3	1	1	1	1
1714	"		4	3	-	1	1	1
1730	"		7	1	-	1	1	1
1716	"		2	2	-	1	1	1
1718	"		8	7	1	2	1	3
1736	"		8	6	2	1	1	2
1742	"		8	3	3	1	1	2
1748	"		8	2	-	1	1	2
1756	"		7	5	1	1	1	2
1758	"		1	2	-	1	1	2
1760	"		2	3	-	1	1	2
1762	"		7	1	-	1	1	2
1768	"	up	5	4	2	1	1	2
		down	4	2	-	1	1	2
1770	"		8	4	2	1	1	3
1818	"		Objector.					
1860	"		9 suite:	18	-	9	18	3
1898	"		9	5	-	1	3	2
1914	"		8	11	1	3	8	4
1960	"		8	2	-	1	4	2
1972	"		9	5	-	2	5	2
1505	Haro		4	2	-	1	2	1
1509	"		7	4	3	1	2	2
1515	"		7	8	-	1	2	2
1531	"		14	11	2	1	4	2
1537	"		7	6	-	1	2	3
1543	"		10	4	-	1	2	2
1549	"		7	2	-	1	1	1
1623	"		Objector					

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CITY OF VANCOUVER - HOUSING SURVEY
DECEMBER, 1937

(Survey Made by Students of Sociology Dept., University of B.C.)

LOCATION NO.	STREET	NO. OF ROOMS	OCCUPANTS ADULTS	OCCUPANTS CHILD'N	SANITATION TOILETS	SANITATION BATHS	SANITATION SINKS
1629	Haro	10	2	-	1	1	2
1637	"	7	3	-	1	1	1
1643	"	10	7	-	2	1	4
1649	"	9	10	-	2	2	4
1657	"	11	12	3	2	1	2
1665	"	10	1	Objectors			
1671	"	13	11	1	2	1	4
1709	"	6	?		2	2	3
1731	"	6	3	-	1	1	4
1737	"	6	1	-	1	1	2
1743	"	9	4		2	2	3
1751	"	7	4	1	1	1	2
1759	"	10	Private family.				
1771	"	8	8	-	2	1	2
1787	"	10 suite	?		3	3	10
1526) 1528)	"duplex	9	2	-	4	2	4
1510) 1520)	"duplex	12	5	-	1	1	2
1524	"	5	2	2	1	1	2
1548	"	12	5	3	2	2	6
1542	"	10	9	1	2	1	2
1630	"	Objectors					
1646	"	12	4	-	2	1	4
1636	"	9	12	1	1	1	3
1648	"	6 suites:	Objector				
1652	"	4 suites:	7	-	3	3	4
1676	"	14	15	1	1	1	4
1821	"	12	2	-	3	3	5
1833	"	5 suites:	5 families		6	4	8
1865	"	10	2	-	3	3	6
1889	"	22	2	-	4	4	15
1700	"	11	12	-	3	2	3
1716	"	10	6	-	2	1	2
1718	"	12	10	-	2	1	2
1728	"	9	4	-	1	1	2
1742	"	8	8	-	1	1	2
1746	"	9	4	-	1	1	2
1750	"	9	6	2	1	1	4
1764	"	4 suites:	Bathroom for each suite				
1772	"	9	2	-	1	1	2
1788	"	14	10	7	2	2	7
1816	"	14 suite:	1 -2 per suite		4	4	14
1834	"	7	4	1	1	1	2
1838) 1846)	"	?	2	-	9	3?	?
1884	"	Private house.					
1906	"	Buchan Apts.					
1918	"	8	3	-	2	2	2
1934	"	9	3	4	1	1	3
1950	"	6	2	-	2	1	3
1966	"	8	12	-	1	1	2
2014	"	8	13	-	2	2	2
2022	"	10	3	-	1	1	2
2030	"	5 suites:	13	-	2	1	2
2036	"	8	3	-	2	1	6
2003	"	12	5	-	1	2	2
2015	"	13	12	-	2	2	3
1955	"	7	8	-	2	2	3
1935	"	6 suites:	- Haro:Lodge				
1925	"	"	"Stanley Park Manor				

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SURVEY OF LIVING QUARTERS ON WATER FRONT AT BURRARD INLET

Sept. 14-20, 1937.

District.	Location	Population A	Population C	House Boats	Houses on Piles	Houses on Land	Connected to Light	Connected to Water S.
(1)	Chilco- Denman	58	15	32	1	1	30	28
(2)	Denman - Broughton	34	6	5	18	-	5	3
(3)	Vernon - Commercial	62	6	43	--	5	14	--
(4)	Kamloops - Slocan	8	-	1	6	-	--	--
(5)	Slocan - Windermere	61	26	8	20	3	27	6
(6)	Windermere - Boundary	16	1	4	11	1	1	--
		239	54	93	56	10	77	37

REMARKS.

District No.1 (Chilco - Denman Sts.)

This portion of Coal Harbour is occupied by a series of boat houses many of which are well built and well equipped. The greater portion are supplied with water and light direct. All the occupants of the boat houses, which they seem to own personally, pay a mooring rental of $3. to $12., which includes their water supply. It is understood that the area immediately in front of the old Arena site is controlled by a Mr. Rawson, who collects rentals and pays a percentage ($45.00 per month) to the National Harbours Board.

The disposal of sewage is direct to the tide flats and, as there is little tidal flow in this area, the odour at low tide is very objectionable.

District No.2 (Denman - Broughton Sts.)

After leaving the foot of Bidwell Street and moving eastward, a distinct change is noticeable in the appearance and construction of the dwellings; the people are of an entirely different class, the majority being without water supply or electric light; apparently, many are on relief and living under distressing circumstances.

The disposal of sewage is again to the tide flats.

It was stated that the boat houses at the foot of Bidwell Street were paying rental charges to R.V.Winch & Company.

District No.3 (Vernon - Commercial Sts.)

This is the worst section of the Burrard Inlet waterfront; not only are the boat houses very old and dilapidated but the whole sector is flooded with sewer seepage from sewer outfalls. Many of the shacks are in a filthy condition. In this sector, just west of P. Burns establishment, a number of shacks have been erected on the land; none of the buildings are supplied with water and only about 14 have electric light, and disposal of sewage is direct to the tide flats.

The street end at Clark Drive is probably in the worst condition of all; this is where the Clark Drive sewer outfall lies.

District No.4 (Kamloops - Slocan Sts.)

Very few dwellings in this area. The shacks are old and dilapidated, apparently occupied by relief recipients or fishermen. Same conditions as in District No.3.

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REMARKS.

District No.5 (Slocan - Windermere Sts.)

This is the most permanent development along the whole waterfront. Most of the houses are erected on piles abutting the C.P.R. right-of-way. Six are connected direct to a water supply, and the majority are equipped with electric light. Many of the houses are in a very good condition.

It is here that the largest number of adults and children are to be found.

District No.6 (Windermere - Boundary Rd.)

With the exception of one well built house, the majority are very dilapidated and, as usual, are without water or electric light, and sewage disposal is direct to the beach.

GENERAL REMARKS.

As far as can be ascertained there are apparently some 300 persons (240 adults and 60 children) living on the foreshore of Burrard Inlet; this does not include those living in boats, of which there are quite a number, but as the area occupied has a frontage of roughly four miles, there can be no question of overcrowding.

The buildings cover every range of construction from roughly built sheds fashioned with boards to make a shelter, up to well-equipped dwellings. As an example of the two extremes: An old man living in a boat house near the sewer outfall has the unfortunate habit of collecting junk, consequently, his platform and shack is crowded with unimaginable filth and rubbish, so that it is impossible to find foot space; on the other hand, in a much more suitable locality, an enterprising family have erected a good house, which is painted inside, well furnished and spotlessly clean; surrounded on three sides by a verandah, it looks out over the waters of the inlet; adjoining the house a large wood shed is built, which also contains a very well constructed steam bath (hot stones); next to the woodshed is a covered dock into which a power boat may sail when the tide permits.

The people contacted seemed contented and happy, and most of them expressed satisfaction at living on the water front, and a desire to remain there. There was apparently no sickness anywhere.

The two main problems are the necessity of an adequate water supply and the disposal of sewage.

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12-12 FOLDER NO

Vancouver Housing Committee-Reports

SURVEY OF LIVING QUARTERS ON FALSE CREEK

Sept. 21-23, 1937.

District	Location	Population A	Population C	House Boats	Houses on Land
(1)	Ft. of Columbia St. (G.N.Rly. piles)	40	2	34	
(2)	South & West of Brackman-Ker Mill	41	6	28	
(3)	Carter-Halls-Aldinger Plant to Connaught Bridge	37	7	12	18
(4)	Foot Hornby Street.	33	-	22	
(5)	Burrard Bridge to Main St. (S. side)	16	6	12	
		167	21	108	18

REMARKS.

District No.1 (Ft. Columbia around the piling of the old G.N. Rly. track)

This area is the filthiest and most distressful portion of False Creek. There are some 34 boat houses moored among the piles of the old railway track, and they stretch in a single line out almost to the centre of the Creek, so that many are afloat even at low tide. Access is obtained over a series of decrepit, floating platforms, and many of the boat houses are very dilapidated and dirty. None are supplied direct with water and only in a few cases are they connected to the electric light system.

It was difficult to ascertain the exact number of people living in these boat houses, however, by careful enquiry it was estimated that 40 adults and 2 children lived in them.

At one time someone had evidently endeavored to collect a mooring charge but no definate information on this point could be obtained.

District No.2 (South & West of Brackman-Ker Mill)

This seems a fairly bright and cheerful neighborhood, although shut off from the mainland by a high bank of clay, which was excavated from the C.P.R. tunnel. Many of the residents have been established here for a number of years, and most of the houses are equipped with electric light; water is obtained from Carter-Halls-Aldinger's yard. Apparently the people own their own boat houses and do not pay any rentals.

There are 28 boat houses in this group occupied by 41 adults and 6 children.

Sewage disposal is direct to the tide flats.

District No.3 (From Carter-Halls-Aldinger Plant to Connaught Bridge)

This is a district of a different character in that the majority of the shacks are erected on the land, and it would appear that the Patterson Lumber Co. and a Mr. Shrapnel collect certain rentals from the occupants.

Two new dwellings have been erected on Taylor Street, which is a considerable distance from the waterfront and in one case the tenant stated that lumber had been supplied by the Patterson Lumber Co., but they had erected the shack themselves and were paying a rental of $6. per month to the Patterson Lumber Co. and $1. for water.

While many of the shacks are equipped with electric light, there is no water supply or proper toilet facilities.

Some 37 adults and 7 children were residing in this group.

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District No.4 (Ft. of Hornby St.)

House boats have been established at this point for many years but lately the number has been augmented by some which have been brought over from the Kitsilano Indian Reserve. Many are equipped with electric light, but there is no direct water supply, and the disposal of sewage is to the tide flats. There were apparently some 33 adults in this group.

District No.5 (S. side False Creek from the E. side of Burrard St. bridge to Kirk & Co.'s coal sheds just West of Main St.)

It was found that some 9 boat houses lying between the Rat Portage Lumber Company's Plant and the Burrard Bridge, occupied by 13 adults and 6 children, have been ordered to vacate the foreshore by the Provincial Government who, in some cases, are taking proceedings in the Police Court.

From this point eastwards there appears to be only 3 other boat houses.

GENERAL REMARKS.

As far as can be ascertained there are apparently 200 persons (21 children) living mainly on the North foreshore of False Creek. In addition, there is a very large number of boats in which the owners reside, in fact, it would appear that the operator of Clay's Wharf (just west of Granville Island), makes a revenue from mooring charges with special rates for those which are occupied as living quarters.

With the exception of 1 or 2 boat houses, at the foot of Hornby Street, the greater majority are of a ramshackle type but, as in the case of Burrard Inlet, the occupants who were interviewed, appear quite satisfied with their surroundings and seem fairly happy. There was no indication of sickness, in fact, many stated their health was considerably improved by living in this district.

Again, as in the case of Burrard Inlet, the two main problems are the necessity of an adequate water supply and the disposal of sewage.

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City Hall,
Vancouver, B.C.,
15th Nov., 1937.

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

Gentlemen;

The Special Committee appointed on June 28th, 1937 to "make a survey of the housing situation in Vancouver and to draw up and present a comprehensive Housing Plan to the Council based upon the needs of the City" beg to submit the following, interim report:

SURVEYS. With the assistance of the Sociology Department of the University of British Columbia and other semi-public bodies, and with the help of certain Civic Departments, much information has been gathered, which not only reveals a deplorable shortage of housing accomodation, but also shows that many persons are living in what are generally described as "slum conditions" of the worst kind. As it is impossible to give the full details in this report, copies of the various surveys are attached hereto. The Committee, however, wish to specify a few cases as being typical of existing over-crowded housing conditions:

EXAMPLES FROM SURVEYS.

LOCATION Block		NO. OF ROOMS	OCCUPANTS Adults	OCCUPANTS Chldn.	SANITARY CONVEN. Toilets	SANITARY CONVEN. BATHS	SANITARY CONVEN. Sinks	REMARKS
600	Cambie	21	22	4	2	2	2	
700	"	23	24	10	2	1	3	
700	"	14	16	14	2	1	5	
800	"	12	20	--	2			Cabins. Outside tap
800	"	13	14	5	1	1	1	
700	Burrard	20	22	7	2	2	5	
500	Hornby	9	13	2	1	1	1	
500	Thurlow	12	16	2	1	1	2	
700	"	18	17	4	3	3	5	
900	"	13	13	8	1	1	2	
600	Bute	20	26	--	3	3	4	
700	"	14	20	1	3	3	4	
700	"	8	14	1	2	2	3	
1600	Georgia	10	10	--	1	1	1	
700	Denman	7	8	2	1	1	2	
3500	Fraser		2	8	1	1	1	House condemned.
2500	41st E.	1	2	2				Outside toilet.
4997	Joyce	3	2	3	1		1	1ft. 6" water in (basement.
2800	44th E.	6	5	6	1	1	1	
500	8th W.	8	12	1	1	1	1	
5100	Hoy	2	2	5	1	-	1	
3300	Austrey	4	2	11	-	-	1	No sewer. Outside toilet.

SHACKS, DILAPIDATED BUILDINGS. Apart from overcrowding, a very unfortunate condition is being perpetuated in connection with dilapidated and, in some cases, condemned dwellings. Under ordinary circumstances, these buildings would stand vacant, or be demolished, but the great lack of suitable accomodation has forced people to occupy these premises to the detriment of their health and wellbeing. The rentals obtained are small and, therefore, the landlords will carry out no repairs, nor make any improvements; thus, damp and cold add their toll to the misery of the occupants.

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ZONING REGULATIONS. The Zoning By-law has divided the City into Districts, the major portion being reserved for One Family Dwellings, but it is a well known fact that because people have been unable to find proper living quarters, thousands of dwellings in such areas are being occupied by more than one housekeeping unit, thus destroying to some extent, the benefits which the community should receive from the proper application of Town Planning Regulations.

WATER-FRONT CONDITIONS. A special survey of waterfront conditions was made and the report is attached hereto. This report shows a growing population is housed in some 210 boat houses and 110 dwellings on piles, or on the foreshore, at different sections of the City's waterfronts. As far as could be ascertained, there are approximately 450 adults and 100 children living in this manner. No count was taken of another large group living in boats. There is no sewage system, or septic tanks available for these waterfront groups and, in most cases, the buildings have no direct water supply. Some sections are very filthy and situated close to sewer outfalls.

VITAL STATISTICS. A very comprehensive graph is attached dealing with population, registered Births, Marriages, Deaths and the dwellings erected during the years 1912 - 1936 inclusive. The Committee earnestly request a careful study of this chart. The graph shows in no uncertain way the startling lag of dwelling construction as compared to the steady increase of population, thus proving beyond a doubt that proper housing accomodation is a major problem in Vancouver and one that must receive the earnest attention of the authorities! This condition is further borne out by a careful survey of all dwellings in the City made in June of this year, which revealed the fact that only 1.5% vacancies existed at that time, these vacancies would be practically wiped out by the seasonal influx in the Fall; in this connection, it is interesting to note that, from figures available in Great Britain (1931), the empty dwellings were shown as 2.9%, whereas 5% is the proportion considered necessary for normal conditions.

GROUPS OF HOME DWELLERS. The graph shows a slight upward trend in dwelling construction during the last two years, but an examination of the records prove the average cost per dwelling to be $3,000; such a price places them far beyond the resources of the groups most affected by the shortage of houses. In relation to dwellings the population may be roughly divided into four groups, as follows:

(a) Persons who have sufficient funds to purchase any type of dwelling outright, or to assume a mortgage, or to pay any rent demanded;

(b) Persons who can purchase modest homes on a lease-purchase basis, or who pay a low, average rental;

(c) Persons who can only pay a small rental charge;

(d) Persons in receipt of Social Service Shelter Disbursements, or other forms of welfare assistance;

(Group (c) contains a very large proportion of our young people who, in face of the prevailing house shortage, are forced to either postpone their marriage, or live with parents)

SOCIAL SERVICE SHELTER DISBURSEMENTS. With regard to Group (d), the Committee wish to call attention to the fact that the Social Service Shelter Disbursements for 11 months ending July, 1937, amount to $397,694.37; during a similiar period $62,606.43 was disbursed to single men and women, and a portion of this amount was undoubtedly diverted

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to the payment of shelter charges.

COMMITTEE TO CONTINUE ITS WORK.

Finally, the Committee beg to state that it is now attempting the second part of its task, namely the preparation of a comprehensive Housing Plan. Already much valuable information has been secured and the opinions and assistance of interested organizations will be obtained; in the meantime, the Committee ask for a sympathetic study of this portion of their Report, in order that the Council may have a full understanding and true perspective of the unfortunate conditions which exist in our City today.

Respectfully submitted,

F.E. Buck
Member, Town Planning Commission.

Helena R. Gutteridge
Chairman, Building, Civic Planning & Parks Committee.

Albert J. Harrison
Secy., Zoning Matters.

AJH/C

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SURVEY OF LIVING QUARTERS ON WATER FRONT AT BURRARD INLET

Sept. 14-20, 1937

District. Location	Population A	Population C	House Boats	Houses on Piles	Houses on Land	Connected to Light	Connected to Water S.
(1) Chilco - Denman	58	15	32	1	1	30	28
(2) Denman - Broughton	34	6	5	18	-	5	3
(3) Vernon - Commercial	62	6	43	--	5	14	--
(4) Kamloops - Slocan	8	-	1	6	-	--	--
(5) Slocan - Windermere	61	26	8	20	3	27	6
(6) Windermere - Boundary	16	1	4	11	1	1	--
	239	54	93	56	10	77	37

REMARKS.

District (Chilco - Denman Sts.)
No.1 This portion of Coal Harbour is occupied by a series of boat houses many of which are well built and well equipped. The greater portion are supplied with water and light direct. All the occupants of the boat houses, which they seem to own personally, pay a mooring rental of $3.00 to $12.00, which includes their water supply. It is understood that the area immediately in front of the old Arena site is controlled by a Mr. Rawson, who collects rentals and pays a percentage ($45.00 per month) to the National Harbours Board.

The disposal of sewage is direct to the tide flats and, as there is little tidal flow in this area, the odour at low tide is very objectionable.

District (Denman - Broughton Sts.)
No.2 After leaving the foot of Bidwell Street and moving eastward, a distinct change is noticeable in the appearance and construction of the dwellings; the people are of an entirely different class, the majority being without water supply or electric light; apparently, many are on relief and living under distressing circumstances.

The disposal of sewage is again to the tide flats.

District (Vernon - Commercial Sts.)
No.3. This is the worst section of the Burrard Inlet waterfront; not only are the boat houses very old and dilapidated but the whole sector is flooded with sewer seepage from sewer outfalls. Many of the shacks are in a filthy condition. In this sector, just west of P. Burns establishment, a number of shacks have been erected on the land; none of the buildings are supplied with water and only about 14 have electric light, and disposal of sewage is direct to the tide flats.

The street end at Clark Drive is probably in the worst condition of all; this is where the Clark Drive sewer outfall lies.

District (Kamloops - Slocan Sts.)
No. 4. Very few dwellings in this area. The shacks are old and dilapidated, apparently occupied by relief recipients or fishermen. Same conditions as in District No.3.

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REMARKS.

District No.5 (Slocan - Windermere Sts.)

This is the most permanent development along the whole waterfront. Most of the houses are erected on piles abutting the C.P.R. right-of-way. Six are connected direct to a water supply, and the majority are equipped with electric light. Many of the houses are in a very good condition.

It is here that the largest number of adults and children are to be found.

District No.6 (Windermere - Boundary Rd.)

With the exception of one well built house, the majority are very dilapidated and, as usual, are without water or electric light, and sewage disposal is direct to the beach.

GENERAL REMARKS.

As far as can be ascertained there are apparently some 300 persons (240 adults and 60 children) living on the foreshore of Burrard Inlet; this does not include those living in boats, of which there are quite a number, but as the area occupied has a frontage of roughly four miles, there can be no question of overcrowding.

The buildings cover every range of construction from roughly built sheds fashioned with boards to make a shelter, up to well-equipped dwellings. As an example of the two extremes: An old man living in a boat house near the sewer outfall has the unfortunate habit of collecting junk, consequently, his platform and shack is crowded with unimaginable filth and rubbish, so that it is impossible to find foot space; on the other hand, in a much more suitable locality, an enterprising family have erected a good house, which is painted inside, well furnished and spotlessly clean; surrounded on three sides by a verandah, it looks out over the waters of the Inlet; adjoining the house a large wood shed is built, which also contains a very well constructed steam bath (hot stones); next to the woodshed is a covered dock into which a power boat may sail when the tide permits.

The people contacted seemed contented and happy, and most of them expressed satisfaction at living on the water front, and a desire to remain there. There was apparently no sickness anywhere.

The two main problems are the necessity of an adequate water supply and the disposal of sewage.

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SURVEY OF LIVING QUARTERS ON FALSE CREEK

Sept. 21-23, 1937.

District	Location	Population A	Population C	House Boats	Houses on Land
(1)	Ft. of Columbia St.(G.N.Rly.piles)	40	2	34	--
(2)	South & West of Brackman-Ker Mill	41	6	28	--
(3)	Carter-Halls-Aldinger Plant to Connaught Bridge	37	7	12	18
(4)	Ft. Hornby St.	33	--	22	
(5)	Burrard Bridge to Main St.(S.side)	16	6	12	
		167	21	108	18

REMARKS.

District No.1 (Ft. Columbia around the piling of the old G.N. Rly track)

This area is the filthiest and most distressful portion of False Creek. There are some 34 boat houses moored among the piles of the old railway track, and they stretch in a single line out almost to the centre of the Creek, so that many are afloat even at low tide. Access is obtained over a series of decrepit, floating platforms, and many of the boat houses are very dilapidated and dirty. None are supplied direct with water and only in a few cases are they connected to the electric light system.

It was difficult to ascertain the exact number of people living in these boat houses, however, by careful enquiry it was estimated that 40 adults and 2 children lived in them.

At one time someone had evidently endeavored to collect a mooring charge, but no definate information on this point could be obtained.

District No.2 (South & West of Brackman-Ker Mill)

This seems a fairly bright and cheerful neighborhood, although shut off from the mainland by a high bank of clay, which was excavated from the C.P.R. tunnel. Many of the residents have been established here for a number of years, and most of the houses are equipped with electric light; water is obtained from Carter-Halls-Aldinger's yard. Apparently the people own their own boat houses and do not pay any rentals.

There are 28 boat houses in this group occupied by 41 adults and 6 children.

Sewage disposal is direct to the tide flats.

District No.3. (From Carter-Halls-Aldinger Plant to Connaught Bridge)

This is a district of a different character in that the majority of the shacks are erected on the land, and it would appear that the Patterson Lumber Co. and a Mr. Shrapnel collect certain rentals from the occupants.

Two new dwellings have been erected on Taylor Street, which is a considerable distance from the waterfront and in one case the tenant stated that lumber had been supplied by the Patterson Lumber Co., but they had erected the shack themselves and were paying a rental of $6. per month to the Patterson Lumber Co. and $1.00 for water.

While many of the shacks are equipped with electric light, there is no water or proper toilet facilities.

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REMARKS.

District No.3 (Cont'd) Some 37 adults and 7 children were residing in this group.

District No.4 (Ft. of Hornby St.)

House boats have been established at this point for many years but lately the number has been augmented by some which have been brought over from the Kitsilano Indian Reserve. Many are equipped with electric light, but there is no direct water supply, and the disposal of sewage is to the tide flats. There were apparently some 33 adults in this group.

District No.5 (S.side False Creek from the E.side of Burrard St. bridge to Kirk & Co.'s coal sheds just West of Main St.)

It was found that some 9 boat houses lying between the Rat Portage Lumber Company's Plant and the Burrard Bridge, occupied by 13 adults and 6 children, have been ordered to vacate the Foreshore by the Provincial Government, who, in some cases, are taking proceedings in the Police Court.

From this point eastwards there appears to be only 3 other boat houses.

GENERAL REMARKS:

As far as can be ascertained there are apparently some 200 persons (21 children) living mainly on the North foreshore of False Creek. In addition, there is a very large number of boats in which the owners reside, in fact, it would appear that the operator of Clay's Wharf, (just west of Granville Island) makes a revenue from mooring charges with special rates for those which are occupied as living quarters.

With the exception of 1 or 2 boat houses, at the foot of Hornby Street, the greater majority are of a ramshackle type but, as in the case of Burrard Inlet, the occupants who were interviewed, appear quite satisfied with their surroundings and seem fairly happy. There was no indication of sickness, in fact, many stated their health was considerably improved by living in this district.

Again, as in the case of Burrard Inlet, the two main problems are the necessity of an adequate water supply and the disposal of sewage.

SURVEY OF LIVING QUARTERS ON FRASER RIVER
(Marpole Bridge to East of Main St.)

Dwellings in this area are more difficult to locate owing to its undeveloped character; some 28 House Boats and shacks were examined and found to house approximately 40 adults and 17 children.

With the exception of a few house boats at Marpole all are without light and water, while in every case the disposal of sewage was direct to the tide flats. Around the foot of Main Street, water was brought to the shacks in containers from a considerable distance.

It is possible more such dwellings are scattered along the river banks within the City Limits; it has been stated that a large number exist on the Musquoam Reserve, but this has not been surveyed.

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CITY OF VANCOUVER - HOUSING SURVEY
OCTOBER, 1937
(Survey Made by Students of Sociology Dept., University of B.C.)

LOCATION		ROOMS	OCCUPANTS		SANITATION			REMARKS
Number	Street		Adults	Chil'n	Toilet	Baths	Sinks	
540	Cambie	8	4	6	1	1	2	Also used for business.
584	"	6	3	3	1	1	2	Very poor condition.
603	"	10	4	1	1	1	2	Well kept for district.
605	"	7	8	--	1	1	2	Poor condition.
607	"	5	2	4	1	1	2	
621	"	9	6	1	1	1	3	
629	"	10	11	1	1	1	2	Definately overcrowded.
633	"	5	4	2	1	1	2	Very poor & dilapidated.
639	"	6	5	--	1	1	2	well kept for district.
641	"	8	8	6	1	1	2	Badly overcrowded.Family with several children in 1 room.
647	"	6	6	--	1	1	2	Not bad.
653	"	6	4	--	1	1	2	Says this is all who live there but there is at least 1 more family upstairs.
659	"	7	6	6	1	1	3	Overcrowded.
663)								(Dilapidated conditions,Family
667)	"	21	22	4	2	2	3	(with 3 children in single room.
677	"	6	7	--	1	1	2	Run down.
681	"	9			2	1	2	7 rooms rented, at least 2 families with children,plus single roomers.
691	"	6	2	3	1	1	2	This and next 3 are connected houses; poor condition.
693	"							No statistics.House same as 691
695	"	5	2	2	1	1	2	
699	"	6	3	--	1	1	2	
706	"	23	24	10	2	1	3	Badly crowded,neighbors complain
713	"							No statistics.Unwilling give data
715	"	14	16	14	2	1	5	Roomer asked this be reported; very poor condition.
719	"							No statistics.
721	"	8	9	--	2	2	3	Dirty.Roomers complain about high rents for poor rooms.
728	"	8	6	--	1	1	2	
741	"	6	5	1	1	1	2	Dirty, poorly kept.
743	"	8	6	--	1	1	2	
745	"	7	7	1	1	1	2	Very clean and neat inside.
765	"	6	5	--	1	1	2	
769	"							No statistics.Dirty,run-down.
771	"	6	3	4	1	1	2	Not bad.
777	"	8	5	--	1	1	2	Newly painted inside & out.Neatest house in district.
781	"	4	4	--	1	1	2	Not bad.
787	"							No statistics.
789	"							" "
791	"							" "
813	"	5	2	--	1	1	2	Nicely kept inside.
817	"	8	7	3	1	1	2	
821	"	13	14	5	1	1	2	Crowded and dirty.
847	"	4	2	--	1	1	1	Faces on lane. Very dilapidated.
849)								These 3 houses all under one
861)								landlord,who lives in 867.Ref-
867)								used to give any information.
871	"upper	4	2	1	1	1	2	(Upper)Very dilapidated house
"	"lower	4	3	--	1	1	2	(Lower) .
873	" (cabins) 6 cabins with 2 rooms each. 1 or 2 men in each cabin. Deplorable conditions and filth. The only plumbing in the whole structure is one outdoor tap.							

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CITY OF VANCOUVER - HOUSING SURVEY
OCTOBER, 1937
(Survey Made by Students of Sociology Dept.,
University of B.C.)

LOCATION		ROOMS	OCCUPANTS		SANITATION			REMARKS
Number	Street		Adults	Chil'n.	Toilets	Baths		
778	Burrard	20	22	7	2	2	5	Dilapidated house; over-
622	"	9	12	2	1	1	4	(crowded.
552	"	16	14	7	1	1	4	Well kept;very crowded.
540	"	7	6	-	1	1	2	
777	Hornby							3 houses belong to Gov't.
761	"	4	3	2	1	1	2	
672	"	5	2	1	1	1	2	Behind cleaning estabm't.
666	"	5	1	1	1	1	2	Well kept house
660	"	6	3	-	1	1	2	(Upstairs)
661	"	9	5	2	1	1	2	Very run down.
637	"	9	6	-	2	1	2	
623	"	9	10	-	1	1	2	
625	"	10	6	-	1	1	2	
611	"	18	22	-	4	4	4	Best house on whole str't.
570	"	6	3	-	1	1	2	
581)	"							No data;Foreigners;def-
569)	"							inately crowded.
561	"	9	13	2	1	1	2	Very poor condition.
551	"	8	7	3	1	1	2	
522	"	17	12	1	1	2	2	
773	Bidwell	6	5	-	1	1	2	Furnace.
705	"	25	18	-	3	2	15	Suites;steam heating.
1770	Georgia	19	30-40	-	4	4	15	Apartments.Furnace
742	Denman	9	4	1	1	1	1	(each suite).4 suites.
748	"	9	4	3	2	2	4	Furnace; gas.
760	"	8	6	-	1	1	3	
751	"	7	8	2	1	1	2	Stoves.
743	"	7	6	2	1	1	2	Stove
675	"	5	2	3	1	1	2	
795	Nicola	12	6	-	1	1	3	Rented housekeeping rooms
775	"	4	4	-	1	1	1	Lower rooms abandoned a/c
763	"	6	2	1	1	1	2	Furnace. (damp.
733	"	14	7	-	3	1	8	Rooms.
1517	W.Pender	12(?)	4-10	-	1	-	1	Chinese laundry.
1529	"	4	3	-	1	1	3	
1531	"	3	1	1	1	-	1	Living behind store.
1533	Georgia W.	9	1	-	1	1	3	Stoves.
1558	"	5	3	1	1	1	2	Furnace
1556	"	5	3	1	1	1	2	"
1512	"	7	2	-	1	1	2	Stove
1508	"Ste.1	4	2	2				"
	"Ste.2	4	1	-				"
	Alberni							
	Ste.3	3	2	-				"
1502)	Georgia W.	4	3	1	1	1	1	Duplex; stove.
")	"	4	4	-	1	1	2	" "
1656	"	10	10	-	1	1	2	5 suites; furnace
1662)	"	3	1	-	1	1	1	Duplex
"	"	5	4	-	1	1	1	"
742	Bidwell	8	12	1	1	1	3	Rented rooms;furnace.
748	"	6	3	-	1	1	2	Duplex.
756	"	7	4	-	1	1	2	"
764	"	7	2	2	1	1	2	Rented rooms; furnace.
778	"	8	5	1	1	1	2	Furnace
777	"	6	5	-	1	1	1	"
509	Thurlow	6	2	4	1	1	2	"
523	"	6	2	1	1	1	2	"
519	"	8	6	-	1	1	2	Stoves
525	"	6	6	1	1	1	2	"

Vancouver Housing Committee-Reports
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FOLDER NO

CITY OF VANCOUVER - HOUSING SURVEY
OCTOBER, 1937
(Survey Made by Students of Sociology Dept., University of B.C.)

LOCATION		ROOMS	OCCUPANTS		SANITATION			REMARKS		
Number	Street		Adults	Chil'n.	Toilets	Baths	Sinks			
540	Thurlow	12	16	2	1	1	2	Heated by stoves.		Rented.
555	"	9	2	-	1	1	2	"	"	Owned.
603	"	6	4		1	1	2	"	"	
676	"	12	8	1	2	1	2	Rented.	Furnace.	
637	"	18	17	4	3	3	5	"	Stoves.	
761	"	8	4	-	1	1	2	"	Furnace	
779	"	10	11	-	1	1	2	"	"	
810	"	10	5	-	2	2	3	"	Stoves.	
811	"	11	20	2	1	1	2	"	Furnace.	
840	"	4	5	1	1	1	2	"	Stoves.	
846	"	6	3	-	1	1	2	Owned.	"	
908	"	11								
909	"	9	2	-	2	1	2	"	Furnace.	
921	"	9	9	-	1	1	2	Rented.	Stoves.	
934	"	13	13	8	1	1	2	"	Furnace.	
938	"	4	3	-	1	1	2	"	"	
940	"	4	4		1	1	2	"	"	
1201	Hastings	10	4	3	1	1	2	"	"	
644	Bute	20	26	-	3	3	4	"	"	
647	"	4	3	-	1	1	2	"	"	
649	"	5	3	-	1	1	2	"	"	
744	"	11	12	-	1	1	2	"	"	
755	"	14	3	-	2	1	3	Owned	"	
759	"	14	20	1	3	3	4	Rented	"	
779	"	8	14	1	2	2	3	"	"	
786	"	20	9	8	2	2	4	"	"	
821	"									
836	"									
690	"									

Vancouver Housing Committee-Reports

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CITY OF VANCOUVER - HOUSING SURVEY
OCTOBER, 1937
(Survey Made by Workers' Alliance)

LOCATION		OCCUPANTS		REMARKS
Number	Street	Adults	Chil'n.	
2866	Cheyenne	2	1	Outside toilet, no bath, unsanitary, leaks, floors unsafe, infested with rats. ($6.00 rent).
4561	Boundary Rd.	2	2	Unsanitary, house jacked up front & rear.
4447	"	2	1	Pipes burst, cannot use bath, roof leaks, infested rats & mice.
5565	Stamford	2	5	Shack 10x20, outside toilet, no bath
5571	Melbourne	2	3	Outside toilet, roof leaks.
3393	Kingsway	2	2	Roof leaks, general bad condition ($12.00 each).
3466	"			3 apartments, no baths; toilet has not been cleaned for 5 or 6 years.
5195	Hoy	2	5	2 rooms, 6 sleeping in 1 room; boy in room where toilet is; no light. Roof leaks, very damp.
5030	Joyce	2	1	Very leaky; floors rotten.
5024	Hoy	2	1	Outside toilet, sink empties into tub; roof leaks.
518	W.8th	12	1	8-roomed house, 1 toilet, 1 bath; 3 adults & 1 child living in room 5x9 ($8.00 rent);
1775	Renfrew	2	3	2 room shack; bugs can be seen on walls.
5711	Joyce	2	4	Condemned dwelling, very unsanitary; (rent $12.00, was $6.00).
5971	Latta	2	3	Very unsanitary; paying no rent; will revert to the City this month(?).

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CITY OF VANCOUVER - HOUSING SURVEY
OCTOBER, 1937
(Survey Made by Workers' Alliance)

LOCATION		ROOMS	OCCUPANTS		SANITATION			REMARKS
Number	Street		Adults	Chil'n	Toilets	Baths	Sinks	
5377	Joyce	3	2	2	1	1	1	
5375	"	3	2	2	1	1	1	
5091	"	3	5	1	1	-	1	
5085	"	2	2	1	-	-	1	Outside toilet.
4997	"	3	2	3	1	-	1	
3349	Austrey	4	2	11	-	-	1	Outside toilet.
3296	"	3	2	3	1	-	1	
3288	"	3	2	3	1	1	1	
4599	Hoy	1	1		1	-	-	
5516	College	3	2	3	1	-	1	
3543	Fraser	-	2	8	1	1	1	Building condemned.
2584	41st Ave. E.	1	2	2	-	-	-	Outside toilet.
2596	" "	2	1	2	-	-	1	Outside toilet.
2608	" "	4	2	4	1	1	1	
2800	44th Ave. E.	6	5	6	1	1	1	
2802	"	6	5	3	1	1	1	
3563	Wellington	4	2	3	-	-	-	Outside toilet & tap
5183	Ruby	4	3	5	1	-	1	
3196	Euclid	1	3	2	-	-	-	Outside toilet & tap (store building)

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•• CITY OF VANCOUVER ••

(VANCOUVER, SOUTH VANCOUVER, & PT GREY)

GRAPH SHOWING THE YEARLY GROWTH OF POPULATION, THE REGISTRATION OF BIRTHS, MARRIAGES, & DEATHS & THE NUMBER OF DWELLINGS ERECTED.

	1912	1913	1914	1915	1916	1917	1918	1919	1920	1921	1922	1923	1924	1925	1926	1927	1928	1929	1930	1931	1932	1933	1934	1935	1936	1937
IN UNITS OF 5,000																										
260,000																										
255,000																										
250,000																										
245,000																										
240,000																										
235,000																										
230,000																										
225,000																										
220,000																										
215,000																										
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155,000																										
150,000																										
145,000																										
140,000																										
135,000																										
130,000																										
125,000																										
120,000																										
IN UNITS OF 100																										

POPULATION.

POPULATION.

175,000
170,000
165,000
160,000
155,000
150,000
145,000
140,000
135,000
130,000
125,000
120,000

UNITS OF 100

5,000
4,900
4,800
4,700
4,600
4,500
4,400
4,300
4,200
4,100
4,000
3,900
3,800
3,700
3,600
3,500
3,400
3,300
3,200
3,100
3,000
2,900
2,800
2,700
2,600
2,500
2,400
2,300
2,200
2,100
2,000
1,900
1,800
1,700
1,600

POPULATION.

BIRTHS

BIRTHS

DEATHS

MARRIAGES

MARRIAGES

DEATHS.

4,000
3,900
3,800
3,700
3,600
3,500
3,400
3,300
3,200
3,100
3,000
2,900
2,800
2,700
2,600
2,500
2,400
2,300
2,200
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1,500
1,400
1,300
1,200
1,100
1,000
900
800
700
600
500
400
300
200
100
0

BIRTHS

DEATHS

MARRIAGES

DWELLINGS.

MARRIAGES

DEATHS.

DWELLINGS.

· CITY OF VANCOUVER ·

(AMALGAMATION OF MUNICIPALITIES IN 1929)

· POPULATION ·

YEAR	VANCOUVER	SOUTH V.	PT. GREY	TOTAL
1886	1,000			
1887	5,000			
1888	8,500			
1889	10,500			
1890	12,000			
1891*	13,685			
1892	15,000			
1893	16,000			
1894	17,000			
1895	17,862			
1896	19,000			
1897	20,000			
1898	22,000			
1899	24,000			
1900	24,750			
1901*	26,133			
1902	29,640			
1903	34,480			
1904	38,414			
1905	45,000			
1906	52,000			
1907	60,100			
1908	66,500	8,000	1,000	
1909	78,900		1,300	
1910	93,700		1,500	
1911*	111,240		1,800	
1912	122,100	35,000	2,000	159,100
1913	114,220	35,000	3,000	152,220
1914	106,110	39,600	3,500	149,210
1915	97,995	30,000	5,000	132,995
1916	95,992	25,000	7,000	127,992
1917	102,550	25,000	8,000	135,550
1918	109,250	25,000	10,000	144,250
1919	123,050	30,000	12,000	165,050
1920	124,735	32,000	14,000	170,735
1921*	126,420	32,182	16,000	174,602
1922	124,616	35,000	18,000	177,616
1923	123,138	38,000	20,000	181,138
1924	126,747	38,000	22,000	186,747
1925	128,366	40,000	25,000	193,366
1926	137,197	45,000	29,000	211,197
1927	142,150	45,500	33,233	220,883
1928	149,262	46,000	35,239	230,501
1929	240,421			240,421
1930	242,629			242,629
1931*	246,593			246,593
1932	247,251			247,251
1933	243,711			243,711
1934	244,329			244,329
1935	247,558			247,558
1936	253,363			253,363
1937	259,987			259,987

* CENSUS YEAR

DWGS. ERECTED

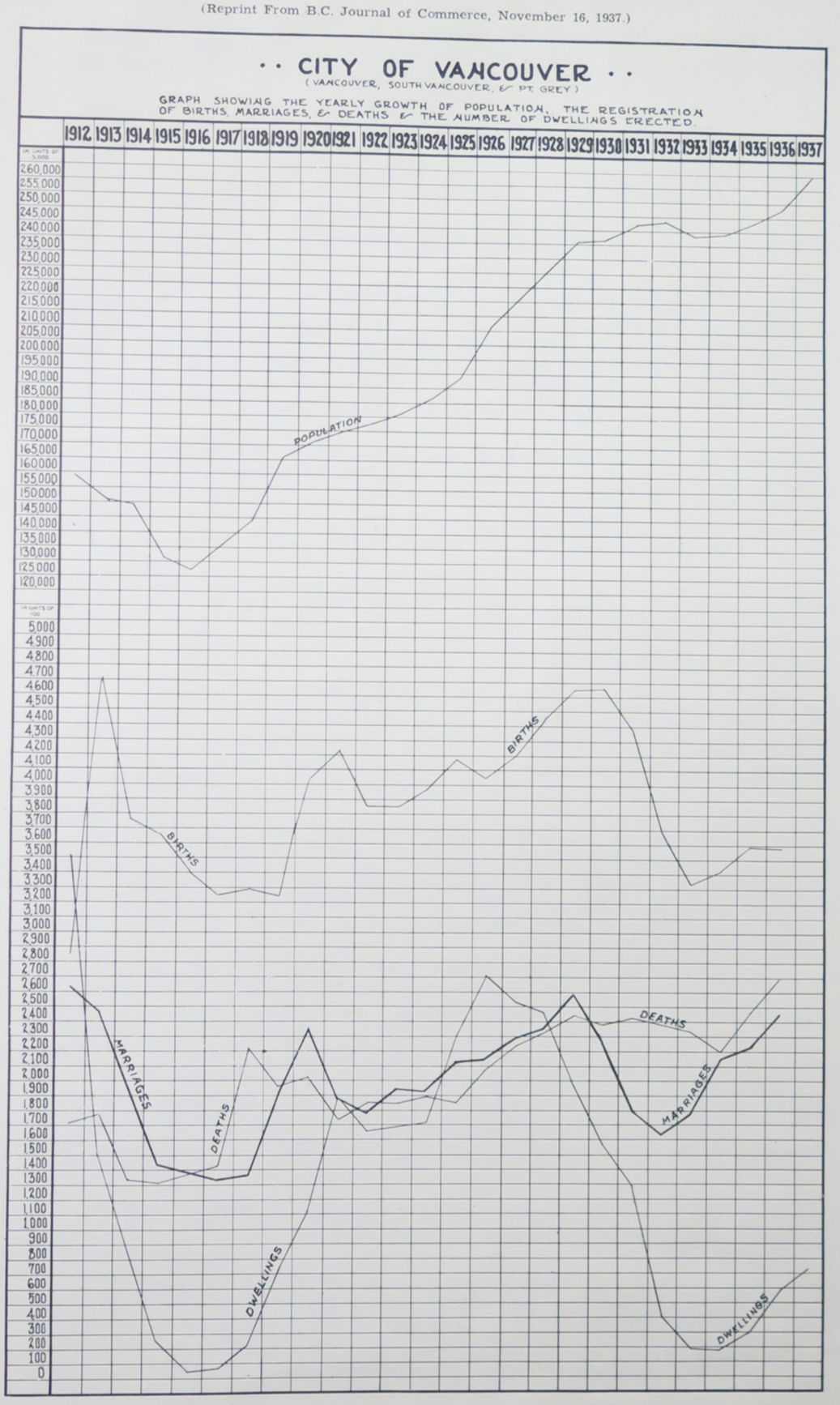
VANC.	S.V.	P.G.	TOTAL

(Reprint From B.C. Journal of Commerce, November 16, 1937.)

•• CITY OF VANCOUVER ••

(VANCOUVER, SOUTH VANCOUVER, & PT. GREY)

GRAPH SHOWING THE YEARLY GROWTH OF POPULATION, THE REGISTRATION OF BIRTHS, MARRIAGES, & DEATHS & THE NUMBER OF DWELLINGS ERECTED.



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