This copy has been provided by the UBC Archives [or UBC Rare Books and Special Collections] and is to be used solely for research or private study.

Vancouver Post-War Housing Committee — Minutes & Meetings.

FOLDER NO 12-14

COOLIE VERNER PAPERS

Buck, Frank E.

UBC Archives

PLEASE RETAIN
ORIGINAL ORDER

City Hall,

[illegible]

Preliminary Statement by the Rehabilitation Committee of the Vancouver Post-War Housing Committee

[illegible] Post-War Housing

B 34 M

City of Vancouver - Building Department
DESK MEMO

Date November 4th, 1943.

LOCATION .....

L..... B..... S..... D.....

District Zoned as .....

Name .....

.....

A meeting of the Rehabilitation Sub-Committee of the Vancouver Post-War Housing Committee was held on November 4th in No. 2 Committee Room, City Hall.

Present: F. E. Buck, Chairman; Alderman Corey, A. T. Campbell, and A. J. Harrison, Secretary.

The re-drafted preliminary statement was approved for presentation to the major committee. Professor Buck submitted a further programme of investigation and research. This was gone over item by item and one or two changes suggested.

It was agreed the Secretary should write to the Corporation Counsel and find what powers the City possessed at the present time to deal with the expropriation of property in connection with any proposed housing re-development plans.

The meeting then adjourned to meet again on Thursday, November 18th at 4 P. M.

H. H. Stevens

H. H. Stevens,
Chairman, Housing Committee

vk
6/3/45

Factual

A. Shortages – Known but can be segregated:–

To Types

(a) For the Returned Man

(b) Low paid Wage Earner

(c) Permanent Employee in many groups

Solution for C

(a) Rehabilitation of Blighted Areas: Capital needed

(b) Large Industries with their Employees

B.

A Study of Trends

(a) Building Materials

Lumber is + must be Short (Timber Cut '44).

(b) The future of Brick, Concrete, Steel, Glass with Arabs. Builders, – Supply Industries.

(c) Type of Building – see samples.

(d) The Influence of Industry on the demand for Materials.

C

Trends at Work

(a) The Large House to the Apartment

(b) The very small House to the Shack?

(c) How much Housing can be as apartments

(d) Can we detect those historical trends to meet our need and improve conditions?

Vancouver Post-War Housing Committee — Minutes & Meetings.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

City Hall,

[illegible]

Preliminary Statement by the Rehabilitation Committee of the Vancouver Post-War Housing Committee

[illegible] Post-War Housing

B 34 M

City of Vancouver - Building Department
DESK MEMO

Date October 28th, 1943.

LOCATION .....

L..... B..... S..... D.....

District Zoned as .....

Name .....

.....

A meeting of the Rehabilitation Sub-Committee of the Vancouver Post-War Housing Committee was held on October 28th in No. 2 Committee Room, City Hall.

Present: F. E. Buck, Chairman, Alderman Corey, A. T. Campbell, and A. J. Harrison (Secretary). Alderman Buscombe also attended the meeting for a little while.

Professor Buck submitted an outline which was discussed at length and left in the hands of the Secretary to redraft and return to the various members.

The meeting then adjourned to meet on Thursday, November 4th at 3:30 P. M.

H. H. Stevens,
Chairman, Housing Committee

vk
6/3/45

Factual

A. Shortages – known but can be segregated:–

To Types

(a) For the Returned Man

(b) Low paid Wage Earner

(c) Permanent Employee in many groups

Solution for C

(a) Rehabilitation of Blighted Areas: Capital needed

(b) Large Industries with their Employees

B.

A Study of Trends

(a) Building Materials

Lumber is + will be Short (Timber Cos' '44).

(b) The future of Brick, Concrete, Steel, Glass with Arabs. Builders, – Supply Industries.

(c) Types of Building – see samples.

(d) The Influence of Industry on the demand for Materials.

C

Trends at Work

(a) The Large House to the Apartment

(b) The very small House to the Shack?

(c) How much Housing can be as Apartments

(d) Can we direct these tricksical trends to meet our need and improve conditions?

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

Vancouver Post-War Housing Committee — Minutes & Meetings.

FOLDER NO 12-14

City Hall,

[illegible]

Preliminary Statement by the Rehabilitation Committee of the Vancouver Post-War Housing Committee

[illegible] Post-War Housing

60,000 5 pp.
3000
1/2 = 1500 Homes of Apts
Vacant
1000 Normal

TO MEMBERS OF THE
HOUSING COMMITTEE:

A meeting of the Civic, Rehabilitation and Welfare Housing Committees will be held as follows:

Date: Thursday, March 8th., 1945

Time: 3:30 p.m.

Place: Citizens' Rehabilitation Council
524 West Pender Street.

R 9388

We would appreciate it very much if you would make every effort to attend this meeting as it is of the utmost importance.

Yours very truly,
H. H. Stevens
H. H. Stevens,
Chairman, Housing Committee

vk
6/3/45

Factual

A. Shortages — Known but can be segregated:—

To Types
(a) For the Returned man
(b) Low paid Wage Earner
(c) Permanent Employee in many groups

Solution for C
(a) Rehabilitation of Blighted Areas. Capital needed
(b) Large Industries with their Employees

B.
A Study of Trends

(a) Building Materials
Lumber is + will be short (Timber cut '44).
(b) The future of Brick, Concrete, Steel, Glass with Arabs. Builders, — Supply Industries.
(c) Types of Building — see samples.
(d) The Influence of Industry on Demand for Materials.

C
Trends at Work

(a) The Large House to the Apartment
(b) The very small House to the Shack?
(c) How much House can be as apartments
(d) Can we direct these tricks trends to meet our need and improve conditions?

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

Vancouver Post-War Housing Committee — Minutes & Meetings.
FOLDER NO 12-14

City Hall,

REHABILITAtion

SUB-COMMITTEE OF VANCOUVER POST-WAR HOUSING COMMITTEE

MEETING OF 18th NOVEMBER - SESSION 3

Subjects Submitted for Discussion

- - - - - - -

1. Minutes of last meeting

2. Location and extent of blighted areas: Preliminary opinion

3. Methods for securing required information as listed under paragraphs B to F of Minutes of November 4th meeting

4. "Partial" or "Complete" redevelopment of Blighted Areas?

   Examples of Partial Methods: See pamphlet entitled: "Why City Planning is your Responsibility": Design on page 7; also referred to in copy of "Draft of an Act for Urban Development and Redevelopment" by Alfred Bettman, Attorney at Law, Chairman of Cincinnati City Planning Commission

   Examples of Complete Method

   See "Rebuilding of Blighted Areas" by C. A. Perry of the Russell Sage Foundation, a volume of 60 pages, with many plans and outlined methods with cost data, also "New Homes for Old" by W. V. Reed and E. Ogg, a headline book.

   See illustrations.

5. Necessary Legal Procedure

   Letter from Corporation Counsel

   See Bettman's Statements

6. General and New Business

   See Definitions and Statements

Vancouver Post-War Housing Committee — Minutes & Meetings.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

City Hall,

October 28th, 1943.

Statement of Rehabilitation Committee of the Vancouver Post-War Housing Committee of the City Council. First Meeting held on 28th October, 1943

The Sub-committee concurs in and submits the following list of recommendations for endorsement by the larger Housing Committee:

1. THAT certain areas in the City of Vancouver can be considered as "blighted areas" in the sense that this term is used in the voluminous literature dealing with this modern phase of city planning.

2. THAT these areas can be redeemed ~~only~~ by means of definite redevelopment plans, ~~examples of which, both in regard to design and execution, have appeared recently in various books and magazine articles.~~

3. THAT the procedure to be followed by the Sub-committee in order to develop a plan to redevelop these local areas, should be as follows:

(a) It ~~shall~~ be determined by investigation that the suggested areas are both sub-standard and partially unsanitary

(b) That ~~they~~ have reached their present condition due to lack of planning, ~~or to inadequate planning~~

(c) Also due to lack of sufficient open space, as ~~parks~~ and proper ~~xxxxxxxxxxxxxx~~ area and light conditions surrounding buildings

(d) That the buildings, by reason of age, obsolesence, or physical deterioration, have become ~~economic and~~ social liabilities

(e) That these conditions impair the economic value of the whole area, characterized by depreciated taxation values and impaired investments

(f) That the existence of such areas result ~~in a loss of population in normal times~~, and overcrowding leading to slum conditions, ~~in war times~~, and that the cost involved in caring for these areas greatly increases taxation

(g) That these areas constitute a menace to the health, safety, morals, welfare ~~and reasonable comfort~~ of the citizens

(h) That the clearance, replanning, rehabilitation, and reconstruction of such areas on a large scale basis is ~~necessary to the public welfare~~

Vancouver Post-War Housing Committee — Minutes & Meetings.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

City Hall,

October 28th, 1943.

Preliminary Statement by the Rehabilitation Committee of the Vancouver Post-War Housing Committee

---

The Sub-committee concur in and submit the following recommendations for endorsement by the Housing Committee:

1. That certain areas in the City can be considered "Blighted Areas" in the sense in which the term is expressed in literature dealing with this phase of City Planning.

2. That these areas can be redeemed by means of definite redevelopment plans.

3. That in order to ~~preface~~ PREPARE such redevelopment plans the sub-committee should proceed along the following lines.

(A) Determine by investigation, that the said areas are sub-standard and partially unsanitary and that they have reached their present condition due to a lack of early planning, and also the type and obsolesence of the buildings involved.

(B) Demonstrate that by reason of age, obsolesence, or physical deterioration the buildings have become social liabilities and that these conditions impair the economic value of each area, characterized by depreciation, taxation values and impaired investments.

(C) Prove that the existence of such areas, result in over-crowding, leading to slum conditions and that the cost of Civic Services to such areas is disproportionately greater.

(D) Show that such areas may constitute a menace to the health safety, morals and welfare of citizens, and that their clearance, replanning, rehabilitation and reconstruction on a large basis is most desirable in the interests of public welfare.

Vancouver Post-War Housing Committee — Minutes & Meetings.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

A meeting of the Post War Housing Committee was held in No. 1 Committee Room, City Hall on Tuesday, October 17th at 2:30 P. M.

Present: Alderman Buscombe, Chairman, His Worship the Mayor, Alderman Corey, Corporation Counsel, Building Inspector, Secretary for Zoning Matters and other members of the Committee.

The Secretary read a summary of the Committee's activities to date, copies of which were supplied each member. The Secretary read a letter from the City Clerk enclosing a communication from the City of Winnipeg which was referred to this Committee by the City Council on October 2nd. The resolution which requests the Dominion Government to empower urban municipalities to set up housing authorities for the construction of low rent housing projects, was thoroughly discussed by the Committee and everyone given an opportunity of expressing their opinions.

It was moved by Professor Buck, and seconded by Mr. H. W. Watts, that this Committee recommend that the City Council endorse the resolution of the City of Winnipeg regarding a proposed amendment to the National Housing Act, provided Section 1 of the said resolution is amended as suggested by the Corporation Counsel to read:

1. "'That the Minister be authorized to make loans to those urban municipalities having power to do so, for the purpose of constructing low rent housing projects with funds to be provided by the Dominion Government at a low rate of interest."

This resolution was carried with Mr. W. C. Atherton voting in the negative.

The Secretary read a report from the Local Dominion Bureau of Statistics giving details of housing preferences by Vancouver tenants. This proved of great interest to the members, who requested they be supplied with copies for study.

The meeting then adjourned to the call of the chair.

Prof. F. E. Buck
2408 W 37

Vancouver Post-War Housing Committee — Minutes & Meetings

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

A meeting of the Rehabilitation Sub-Committee of the Vancouver Post- War Housing Committee was held on Tuesday, February 1st in No. 2 Committee Room, City Hall.

Present: F. E. Buck, Chairman; Alderman Corey; Mr. Campbell; A. J. Harrison, Secretary.

There was some discussion concerning The Draft of an Act for Urban Development and Redevelopment. The Corporation Counsel was called to the meeting and spoke briefly regarding the Draft but wished to have more time to devote to it. The Secretary was requested to write officially and obtain the Corporation Counsel's opinion and also to purchase copies of the Draft itself.

The Secretary produced the records of a survey made by the City a few years ago and after some discussion it was decided the Secretary should endeavour to give as much detailed information as possible concerning two blocks in the neighborhood of Georgia and Cambie and two blocks in the neighborhood of Nelson and Burrard.

The meeting then adjourned to the call of the Chair.

Vancouver Post-War Housing Committee — Minutes & Meetings.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

REHABILITAtion

SUB-COMMITTEE OF VANCOUVER POST-WAR HOUSING COMMITTEE

MEETING OF 18th NOVEMBER - SESSION 3

Subjects Submitted for Discussion

- - - - - - - -

1. Minutes of last meeting
2. Location and extent of blighted areas: Preliminary opinion
3. Methods for securing required information as listed under paragraphs B to F of Minutes of November 6th meeting
4. "Partial" or "Complete" redevelopment of Blighted Areas?

   Examples of Partial Methods: See pamphlet entitled: "Why City Planning is your Responsibility": Design on page 7; also referred to in copy of "Draft of an Act for Urban Development and Redevelopment" by Alfred Bettman, Attorney at Law, Chairman of Cincinnati City Planning Commission

   Examples of Complete Method

   See "Rebuilding of Blighted Areas" by C. A. Perry of the Russell Sage Foundation, a volume of 60 pages, with many plans and outlined methods with cost data, also "New Homes for Old" by W. V. Reed and E. Ogg, a headline book.

   See illustrations.

5. Necessary Legal Procedure

   Letter from Corporation Counsel

   See Bettman's Statements

6. General and New Business

   See Definitions and Statements

Vancouver Post-War Housing Committee — Minutes & Meetings.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

April 15th, 1941.

SPECIAL HOUSING MEETING

Held at the offices of the Town Planning Commission, Royal Trust Building, Pender Street, Tuesday, April 15th, 1941. Meeting called for four o'clock.

- -

Those attending representing the following organizations were as follows:-

National Housing and Planning Assoc.	Mr. W. S. Owen
Ministerial Assoc., U. C. of C.	Rev. Hugh Dobson
University of B. C. (Dept. of Economics)	Prof. C. W. Topping
~~Vancouver Welfare Assoc.~~	~~Mr. A. J. Harvey~~
Metropolitan Health Board - Mr. A. J. Harvey	Dr. Murray
Trades and Labor Council	
Local Council of Women	Miss Cotterell
Mothers' Pension Board	Miss King
Greater Vancouver Youth Council	
City Council Housing Committee	Mr. A. J. Harrison
Vancouver Town Planning Commission	Prof. F. E. Buck
Vancouver Council of Social Agencies	Mr. F. Ivor Jackson
Medical Health Officer	Dr. Stewart Murray

Suggested Agenda:

Suggested appointment of Chairman - Prof. F. E. Buck.

Suggested appointment of Temporary Secretary - A. J. Harrison

Vancouver Post-War Housing Committee — Minutes & Meetings.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

W.S. Owen Bay 1396

National Housing and Planning Assoc.)
Ministerial Assoc,) - Buck
United Church of Canada (social service))
University of B. C. (Dept. of Economics))

~~Dobson~~ Hugh AT 1266R
Tupper AT 0378L

Trades and Labour Council)
Local Council of Women) - Miss Gutteridge
Mothers Pension Board)
Greater Vancouver Youth Council)

Vancouver Welfare Assoc.)
Metropolitan Health Board (Harvey)) - A. J. H.
Dr. Murray)

The T. P. C. Office will be available next Tuesday at 4 P. M.

Tuesday seem too early a date don't you think we had better ask a later date.

Vancouver Post-War Housing Committee — Minutes & Meetings.
This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.
FOLDER NO 12-14

Chairman to call attention to the fact that the City Council have no active housing committee and apparently have no intention of taking any particular interest in the housing situation, which is becoming more acute for persons in the low income bracket.

Time for public opinion to bring pressure to bear upon the Council.

Canada the only country not dealing in some measure with the problem.

Call on Harrison to outline work to date.

Vancouver Post-War Housing Committee — Minutes & Meetings.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

A meeting to consider housing conditions was held in the Office of the Town Planning Commission, 626 West Pender Street on Tuesday, April 15th, 1941, at 4 P. M.

Representatives from the following organizations were present:

Metropolitan Board of Health - Mr. A. J. Harvey;
Vancouver Council of Social Agencies - Mr. F. I. Jackson;
Vancouver Town Planning Commission - Prof. F. E. Buck;
University of B. C., Dept. of Economics - Prof. C. W. Topping;
Local Council of Women - Miss H. E. Gutteridge;
Mother's Pension Board - Miss King;
Medical Health Officer - Dr. Stewart Murray;
Secretary, Zoning Matters - Mr. A. J. Harrison.

Other organizations who promised to attend but whose representatives could not get to the meeting:

National Housing and Planning Association;
Ministerial Association, United Church of Canada;
Trades and Labour Council;
Greater Vancouver Youth Council.

At the request of those present, Professor Buck acted as Chairman and A. J. Harrison as Secretary.

Re Housing Committee of the City Council

The work of this committee was reviewed and explained and it was pointed out that this year the Council had not re-appointed such a committee. Since this committee had acted as a focal point for questions on housing and had formed a connecting link between interested organizations and the City Council, it was debated whether the City Council should be requested to re-appoint such a committee. It was decided eventually to take no action in the matter at the moment.

Re National Housing Act

There was considerable discussion over the fact that none of the Canadian cities had taken advantage of the funds provided under this Act for Low Rental Housing Projects, with the exception of Winnipeg where a scheme had apparently been well developed but owing to some slight variation in costs the project had not been carried through. Some discussion arose as to whether some effort or enquiry should be made as to the possibility of varying the one per cent taxation rate to meet local conditions or to otherwise adjust this apparent difficulty.

Re Conference of Mayors and Municipalities at Ottawa

A resolution which is being sent to this Conference by the City Council, was read and the question arose as to whether this meeting might not send a communication to the same Conference, endorsing the resolution, which calls for the re-establishment of funds under Part 2 of the National Housing Act for Low Rental Projects.

Vancouver Post-War Housing Committee — Minutes & Meetings.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

Re Yesler Development in Seattle

The idea of sending a delegation from interested organizations to examine the Seattle Project was discussed at length. Mr. Harvey felt that a visit by members of the City Council would probably bring better results, and it was left in his hands to foster the idea of such a visit among certain of the Aldermen.

Attention of the Public

Mr. Harvey brought forward the idea that something should be done to educate and influence organized bodies in the community who hitherto have opposed the establishment of Low Rental Housing Projects, and it was felt that this idea should be explored in greater detail at the earliest opportunity.

Finally while endeavouring to find a definite form through which interested organizations might function, it was suggested by Mr. Jackson that a housing division of the ~~Welfare Federation~~ Council of Social Agencies might be formed. This would give the effort a good background and an element of office accommodation and centralization. Mr. Jackson was asked to investigate the possibility of such a move.

Survey Material

It was suggested that the various surveys which have been undertaken to date might be amalgamated and the details made available for educational purposes. This was left in the hands of Messrs. Jackson, Topping and Harrison.

The meeting adjourned with the idea that the group might be called together again at an opportune moment by the Acting Chairman.

Vancouver Post-War Housing Committee — Minutes & Meetings.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

A meeting of the Post-War Housing Committee was held in No. 1 Committee Room, City Hall, on Wednesday, December 29th at 2:30 P. M.

Present: Aldermen, Buscombe (Chairman), Corey and Greyell; Medical Health Officer; Building Inspector; Secretary for Zoning Matters; and the following representatives of organizations:

Board of School Trustees	- Mr. Henderson,
Town Planning Commission	-Professor Buck, Mr. McPherson
Board of Trade	-Messrs. Botham and Walker,
Junior Board of Trade	-Mr. Neil
Vancouver Real Estate Exchange	-Mr. Hoole
Architectural Institute	-Messrs. W.F. Gardiner and Van Norman,
Trades and Labour Council	-Messrs. Watts and Stevenson
Local Council of Women	-Mrs. Clark
Council of Social Agencies	-Mrs. Solman
Public Affairs, Y.M.C.A.	-Mr. Mandale
Downtown Merchants Assoc.	-Mr. Campbell

His Worship the Mayor, and Alderman Miller also attended the meeting for a little while.

The minutes of the previous meeting were read and approved.

Mr. Van Norman, who is a member of the James Committee on Reconstruction addressed the meeting briefly, outlining the work of his Committee. He explained that he was at a great disadvantage as the final report had been submitted to the Dominion Cabinet and therefore he was not in a position to divulge any of the details. The meeting appreciated his predicament and were grateful for what information he was able to give.

Mr. J. G. Turgeon, M. P., who is the Chairman of the House of Commons Committee on Reconstruction and Rehabilitation gave a very interesting talk on the work of his committee in relation to housing, pointing out that owing to the fact the Dominion Government had not announced its financial policy with regard to post-war housing he was only able to present a faint outline of the hopes and aspirations of the reconstruction committee, however he gave assurances that housing was considered one of the most vital sections of the rehabilitation schemes, and expressed the hope that the Government would lay the foundations of a definite housing policy even while the country was still engaged in the task of winning the war.

Mr. Rowebottom gave an outline of the work which the Dominion Bureau of Statistics is endeavouring to do in Vancouver at the present time, which includes the publication of an atlas similar to the one already issued for the City of Ottawa, and which is designed to show many phases of the housing situation in relation to population, approximate value of buildings, housing conditions, and also the desires of the people generally with regard to future housing accommodation.

The Secretary submitted and read the reports from the three following sub-committees; Standard of Housing, Rehabilitation of Areas, and Construction. All three were accepted, and adopted as progress reports.

Vancouver Post-War Housing Committee — Minutes & Meetings

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

The Secretary read a letter from Mr. G. S. Mooney, Executive Director of the Canadian Federation of Mayors and Municipalities in which he amplified the remarks of Mr. Van Norman regarding the submission of the James Report to the Prime Minister, stating," I am not free to divulge the nature of the report but I can assure you that in my opinion it is a very thorough-going document."

The Secretary submitted a brief outline of the cost, population, and financial arrangements of the Yessler Terrace Scheme in the City of Seattle, each member being supplied with a copy for study.

An opportunity for questions and general discussion was provided but no particular motions arose from same, save that an effort should be made to have Mr. Nicolls, the Dominion Director of Housing speak to the committee on his next visit to Vancouver.

The Chairman expressed the thanks of the committee to those who had addressed the gathering and the meeting adjourned to the call of the chair.

_____
CHAIRMAN

Vancouver Post-War Housing Committee — Minutes & Meetings.
This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.
FOLDER NO 12-14

BUILDING DEPARTMENT
(INCLUDING PLUMBING)

ANDREW HAGGART
BUILDING INSPECTOR

TELEPHONE: FAIRMONT 2711

VANCOUVER, B. C.

October 5th, 1943.

Prof. F. E. Buck,
2403 W. 37th Ave.,
City.

Dear Sir:

Re: Post-War Housing Committee

Please note the attached minutes of the last meeting together with the various committees and personnel recommended by the organizing committee.

Will you kindly arrange to attend the next meeting of the Committee, which will be held on Monday, October 18th at 11 A. M. in No. 1 Committee Room.

Yours truly,

SECRETARY

AJH:P
Encl.

Secretary and himself as an organizing committee.

The meeting then adjourned to the call of the Chair.

Vancouver Post-War Housing Committee — Minutes & Meetings.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

F.E. Buck

A meeting of the Post-War Housing Committee was held in No. 1 Committee Room, on Tuesday, September 14th at 2 P. M.

Present: Aldermen Buscombe, (Chairman), Corey and Greyell, A. J. Harrison (Secretary), and the following representatives of various organizations:

Board of School Trustees	Mr. Henderson
Town Planning Commission	Professor Buck, Mr. McPherson
Board of Trade	Messrs. Botham and Walker
Junior Board of Trade	Mr. Neil
Vancouver Real Estate Exchange Ltd.	Mr. Atherton
Architectural Institute of B. C.	Mr. Gardiner
Trades and Labour Council	Mr. Watts,
Building Trades Council	Mr. Stevenson
Local Council of Women	Mrs. Clark
Vancouver Council of Social Agencies	Mrs. Selman

The Medical Health Officer was also in attendance. No representatives appeared for the Board of Park Commissioners, Building and Construction Exchange, Housewives League of B. C., and the Public Affairs Institute of the Y.M.C.A.

1. The Secretary read a statement outlining the various aspects of housing in Vancouver, and giving some details of previous efforts, together with suggestions as to possible lines of endeavour for the new committee.

2. A general discussion ensued in which it was realized that in order to make any progress, it would be necessary to split the committee into sub-committees for work and study, and finally the two following resolutions were adopted:

(A) That the Secretary be requested to obtain copies of the publication, "Homes or Hovels" for each member of the committee, and also two copies of the British Uthwatt Report.

(B) That the Chairman be authorized to appoint a committee to organize a slate of sub-committees and outline the duties of same, for submission to the major committee.

3. The Chairman appointed Aldermen Corey and Greyell, with the Secretary and himself as an organizing committee.

The meeting then adjourned to the call of the Chair.

Vancouver Post-War Housing Committee — Minutes & Meetings.
This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.
FOLDER NO 12-14

A meeting of the organizing committee was held in the office of the Chairman, Alderman Buscombe, September 14th, 1943, at which the following committees and members were suggested.

1. Finance Committee on Ways and Means.
The work of this committee is quite obvious. It must explore the possibilities of Dominion, Provincial and Municipal financial assistance in Post-War Housing and whether private enterprise may be expected to assist in the organization of low rental housing projects.

2. Rehabilitation Committee
This committee should study the post-war possibility of re-organizing blighted areas by the demolition of existing sub-standard buildings and the erection of modern homes by Government effort or private enterprise.

3. New Areas Committee
This committee should study locations for possible housing schemes in relation to the problems of decentralization, available public utilities and town planning.

4. Standard of Housing Committee
This committee should endeavour to define a minimum standard of housing and seek ways and means whereby such a standard can be secured and maintained for all living quarters, whether rented, or occupied by owners.

5. Construction Committee
This committee should study various types of low rental housing projects and other building schemes to determine the best methods of construction in relation to the labour and materials available, and also investigate modern methods of prefabrication and the use of plastics.

6. Publicity Committee
This committee will only endeavour to find ways and means to keep before the public the fact that post-war housing must of necessity form one of the major projects of the rehabilitation period following the war, and all other details as to the lack of housing accommodation in Vancouver with the ill effects of overcrowding, as evident in poor health, delinquency and crime.

FINANCE

Mr. Henderson
Mr. Botham
Mr. Neil

REHABILITATION

Professor Buck
Mr. McPherson
Alderman Corey

NEW AREAS

Miss Smith
Mr. Atherton
Secretary, Zoning Matters

STANDARD OF HOUSING

Mrs. Selman
Mrs. McKean
Mrs. Smith (or deputy)
Mr. Watts
Medical Health Officer
Secretary, Zoning Matters

CONSTRUCTION

Alderman Greyell
Mr. Gardiner
Mr. Stevenson
Mr. Lecky
Building Inspector

PUBLICITY

Alderman Buscombe
Mrs. Ralston
Mr. Walker

It was agreed that the Medical Health Officer and the Building Inspector should be added to the membership of the Post-War Housing Committee.

Vancouver Post-War Housing Committee — Minutes & Meetings.
This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.
FOLDER NO 12-14

City Hall,
December 28th, 1943.

Chairman and Members,
Post-War Housing Committee,
City Hall.

Dear Sirs and Mesdames:

The Standard of Housing Sub-Committee have held one meeting and beg to submit the following report:

The necessary authority to establish such a standard is already included in the City Charter and reads as follows:

> "For fixing standards of fitness for human habitation to which all dwellings shall conform; for requiring the owners of dwellings to make the same conform to any of such standards; for prohibiting the use of such dwellings which do not conform to any standard so fixed; for governing and regulating persons in the use and occupancy of dwellings and for appointing inspectors for the enforcement of the By-law."

The Committee is of the opinion that no very definite improvement in existing accommodation can be accomplished until a standard is established by By-law not only for existing dwellings but for new dwellings also. Persons must no longer be permitted to erect sub-standard dwellings that tend to develop slums and create unsatisfactory health and social conditions. Where persons are financially unable to erect satisfactory dwellings for themselves, Government assistance must be forthcoming or provision made by the erection of low rental housing schemes.

The Committee have examined the City of Toronto Standard of Housing By-law and the reports of improvements carried out through the application of this ordinance, but such improvements refer only to certain types of dwellings in blighted areas, this being the purpose for which the Toronto By-law was originally designed.

There are several By-laws relating to the various types of housing accommodation and these are often at variance with one another; a Standard of Housing By-law should synchronize these differences.

The Committee is aware that a Standard of Housing By-law has already been drafted, but in their opinion it is not sufficiently wide in its scope to include all types of housing accommodation since such a standard should apply to single, duplex and apartment dwellings, lodging and rooming houses.

The Committee will, with the approval of the Major Committee endeavour to draft the main principles of a Standard of Housing By-law to embrace all types of dwellings with particular reference to lodging and rooming houses and ordinary rented premises.

Vancouver Post-War Housing Committee — Minutes & Meetings
This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.
FOLDER NO 12-14

If a proper standard of housing is established, people must be taught to respect the property of the landlord, and not wreck it as some do to-day, and also to keep the premises and the neighborhood clean and tidy; in fact all persons must be stimulated to take a keener and more public interest in the housing accommodation and environment of the whole community.

Yours very truly,

Laura G. Selman,

CHAIRMAN

AJH:P

Vancouver Post-War Housing Committee — Minutes & Meetings.

FOLDER NO 12-14

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

F.E. Buck.

City Hall,
December 28th, 1943.

Chairman and Members,
Post-War Housing Committee,
City Hall.

Dear Sirs and Mesdames:

The Standard of Housing Sub-Committee have held one meeting and beg to submit the following report:

The necessary authority to establish such a standard is already included in the City Charter and reads as follows:

> "For fixing standards of fitness for human habitation to which all dwellings shall conform; for requiring the owners of dwellings to make the same conform to any of such standards; for prohibiting the use of such dwellings which do not conform to any standard so fixed; for governing and regulating persons in the use and occupancy of dwellings and for appointing inspectors for the enforcement of the By-law."

The Committee is of the opinion that no very definite improvement in existing accommodation can be accomplished until a standard is established by By-law not only for existing dwellings but for new dwellings also. Persons must no longer be permitted to erect sub-standard dwellings that tend to develop slums and create unsatisfactory health and social conditions. Where persons are financially unable to erect satisfactory dwellings for themselves, Government assistance must be forthcoming or provision made by the erection of low rental housing schemes.

The Committee have examined the City of Toronto Standard of Housing By-law and the reports of improvements carried out through the application of this ordinance, but such improvements refer only to certain types of dwellings in blighted areas, this being the purpose for which the Toronto By-law was originally designed.

There are several By-laws relating to the various types of housing accommodation and these are often at variance with one another; a Standard of Housing By-law should synchronize these differences.

The Committee is aware that a Standard of Housing By-law has already been drafted, but in their opinion it is not sufficiently wide in its scope to include all types of housing accommodation since such a standard should apply to single, duplex and apartment dwellings, lodging and rooming houses.

The Committee will, with the approval of the Major Committee endeavour to draft the main principles of a Standard of Housing By-law to embrace all types of dwellings with particular reference to lodging and rooming houses and ordinary rented premises.

Vancouver Post-War Housing Committee — Minutes & Meetings.
This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.
FOLDER NO 12-14

If a proper standard of housing is established, people must be taught to respect the property of the landlord, and not wreck it as some do to-day, and also to keep the premises and the neighborhood clean and tidy; in fact all persons must be stimulated to take a keener and more public interest in the housing accommodation and environment of the whole community.

Yours very truly,

Laura G. Solman,

CHAIRMAN

AJH:P

Vancouver Post-War Housing Committee — Minutes & Meetings.

FOLDER NO 12-14

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

Watts
Stephenson
Sherman Neil
Taggart
Mc Pherson
Gandner
Botham

Mr Curtis
Higgins
Jos Pigsott
Lee Marsh

Reconstruction & Reestablishment
report dried to the House
June 23rd
"Minister a Attorneys" Areas y cities are
two selection, Watson
should have better sites.
T. R. Booker for
Co ordinated Effort
3,500 homes in Vanc survey of

POST-WAR HOUSING COMMITTEE

WEDNESDAY, Decemb 29th.

AGENDA

Roll call

Short address by Mr. J. G. Turgeon, M. P.

Short address by Mr. C. B. K. Van Norman, M.R.A.I.C.

Bureau of Statistics Survey outlined by Mr. L. E. Rowebottom

Report of Sub-committee on "Standard of Housing"

Report of Sub-committee on "Rehabilitation of Areas"

Report of Sub-committee on "Construction"

Information and correspondence gathered by the Secretary

General business

Date of next general meeting

Nicolls, the housing [illegible] with various housing projects, which would be of great interest to the members. It was agreed he be asked to kindly show these to the Committee when again visiting the Coast.

The meeting then adjourned to the call of the Chair.

Vancouver Post-War Housing Committee — Minutes & Meetings.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

Vancouver Post-War Housing Committee — Minutes & Meetings.

BUILDING DEPARTMENT
(INCLUDING PLUMBING)

ANDREW HAGGART
BUILDING INSPECTOR

TELEPHONE: FAIRMONT 2711

VANCOUVER, B.C.

December 14th, 1943.

Professor F. E. Buck,
2403 W. 37th Ave.,
City.

Dear Sir:

Re: Post-War Housing Committee

I beg to advise the Post-War Housing Committee will meet on Wednesday, December 29th at 2:30 P. M. in No. 1 Committee Room at the City Hall.

It is hoped that Mr. J. G. Turgeon, M. L. A., a member of the Dominion Rehabilitation Committee, and also Mr. Van Norman, a member of the James Committee, who have recently returned from the East, will be able to address the meeting and give some information with regard to the work of their respective Committees.

Yours truly,

Secretary,

AJH:P

Nicolls, the Housing [illegible] with various housing projects, which would be of great interest the members. It was agreed he be asked to kindly show these to the Committee when again visiting the Coast.

The meeting then adjourned to the call of the Chair.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

September 14, 1943.

POST-WAR HOUSING COMMITTEE

AGENDA

1. Roll Call.

2. Reading of Statement by Secretary, (it is suggested no questions be asked during the reading of the report, each member is provided with a copy and can make notations for questioning, at the close).

3. Questions and general discussion.

4. Suggestions and motions arising out of the discussion.

5. Date of the next meeting.

Henderson
Robertson
Stevenson
Pearce
Mr. Pearson
Robertson
Walker
A
Atherton
Gardener
Watts

Mrs. I. A. Clark
Mrs. McQueen
Mrs. G. Baldwin.

stating their interest in Post-War Housing, and asking permission for representation on the Committee. It was agreed that the Secretary, Mr. A. T. Campbell should be made a member and appointed to the Rehabilitation Sub-Committee.

The Secretary read a letter from the Dominion Bureau of Statistics (housing census) regarding a study of housing preferences by tenant householders. It was agreed that the local representative of the Bureau, Mr. N. M. Mercer, be asked to attend the next meeting of the Committee and explain the nature and scope of the study and how it can be carried out.

Attention was called to the fact that Mr. Van Norman, a local architect, was also a member of the Federal Housing Committee, and therefore he might be in possession of knowledge and information relative to Post-War Housing etc., which would be of value to the Committee. It was agreed he be invited to become a member of this Committee

It was brought to the attention of the Committee that Mr. Nicolls, the Housing Administrator, has a series of films dealing with various housing projects, which would be of great interest to the members. It was agreed he be asked to kindly show these to the Committee when again visiting the Coast.

The meeting then adjourned to the call of the Chair.

Vancouver Post-War Housing Committee — Minutes & Meetings.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

A meeting of the Post-War Housing Committee was held in No. 1 Committee Room, on Monday, October 18th at 11 A.M.

Present: Aldermen - Buscombe (Chairman), Corey, and Greyell; Medical Health Officer, Building Inspector, Secretary Zoning Matters (Secretary); and the following representatives of organizations:

Mr. Botham	-	Board of Trade
Mr. Neil	-	Jr. Board of Trade
Mr. Atherton	-	Vancouver Real Estate Exchange Ltd.
Mr. Gardiner	-	Architectural Institute of B.C.
Mr. Watts	-	Trades and Labour Council
Mr. Stevenson	-	Building Trades Council
Mrs. Clark	-	Local Council of Women

to be pre…lity

Th…pproved.

Th… and thei…ommittees

I… meetings… nothing … suggestio… formulat… Secretar… of the c… additiona…anize …d that …ck's …ss have …. The …ry work …me

F… summary … Re-Const… district… the Secr… report w…read a …an …ed by …. The

Would it be possible to arrange a meeting of the Rehabilitation Committee for 28th @ Thursday 28 @ 3.30 in the City Hall that would suit Ald Corey. will you ring me. A.T.A.

A letter was received from the Downtown Merchants Association stating their interest in Post-War Housing, and asking permission for representation on the Committee. It was agreed that the Secretary, Mr. A. T. Campbell should be made a member and appointed to the Rehabilitation Sub-Committee.

The Secretary read a letter from the Dominion Bureau of Statistics (housing census) regarding a study of housing preferences by tenant householders. It was agreed that the local representative of the Bureau, Mr. N. M. Mercer, be asked to attend the next meeting of the Committee and explain the nature and scope of the study and how it can be carried out.

Attention was called to the fact that Mr. Van Norman, a local architect, was also a member of the Federal Housing Committee, and therefore he might be in possession of knowledge and information relative to Post-War Housing etc., which would be of value to the Committee. It was agreed he be invited to become a member of this Committee

It was brought to the attention of the Committee that Mr. Nicolls, the Housing Administrator, has a series of films dealing with various housing projects, which would be of great interest to the members. It was agreed he be asked to kindly show these to the Committee when again visiting the Coast.

The meeting then adjourned to the call of the Chair.

Vancouver Post-War Housing Committee — Minutes & Meetings.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

A meeting of the Post-War Housing Committee was held in No. 1 Committee Room, on Monday, October 18th at 11 A.M.

Present: Aldermen - Buscombe (Chairman), Corey, and Greyell; Medical Health Officer, Building Inspector, Secretary Zoning Matters (Secretary); and the following representatives of organizations:

Mr. Botham	-	Board of Trade
Mr. Neil	-	Jr. Board of Trade
Mr. Atherton	-	Vancouver Real Estate Exchange Ltd.
Mr. Gardiner	-	Architectural Institute of B.C.
Mr. Watts	-	Trades and Labour Council
Mr. Stevenson	-	Building Trades Council
Mrs. Clark	-	Local Council of Women

The following sent letters regretting their inability to be present: Mrs. Rolston, Professor Buck, Mrs. Selman.

The minutes of the previous meeting were read and approved.

The Secretary read an outline of the proposed sub-committees and their personnel. This was adopted by the meeting.

It was agreed the Secretary should endeavour to organize meetings of the various sub-committees at the City Hall and that nothing be done at the present with regard to Professor Buck's suggestion of an Executive Committee but when the Committees have formulated their work the matter can receive consideration. The Secretary stated he would be able to arrange the preliminary work of the committees but that if the work became too burdensome additional assistance would be necessary.

For the information of the Committee the Secretary read a summary of the Dominion Governments Advisory Committee on Re-Construction, concerning rentals and housing in the urban districts of Canada. This summary had been kindly forwarded by the Secretary of the B. C. Post-War Rehabilitation Council. The report was filed for future reference.

A letter was received from the Downtown Merchants Association stating their interest in Post-War Housing, and asking permission for representation on the Committee. It was agreed that the Secretary, Mr. A. T. Campbell should be made a member and appointed to the Rehabilitation Sub-Committee.

The Secretary read a letter from the Dominion Bureau of Statistics (housing census) regarding a study of housing preferences by tenant householders. It was agreed that the local representative of the Bureau, Mr. N. M. Mercer, be asked to attend the next meeting of the Committee and explain the nature and scope of the study and how it can be carried out.

Attention was called to the fact that Mr. Van Norman, a local architect, was also a member of the Federal Housing Committee, and therefore he might be in possession of knowledge and information relative to Post-War Housing etc., which would be of value to the Committee. It was agreed he be invited to become a member of this Committee

It was brought to the attention of the Committee that Mr. Nicolls, the Housing Administrator, has a series of films dealing with various housing projects, which would be of great interest to the members. It was agreed he be asked to kindly show these to the Committee when again visiting the Coast.

The meeting then adjourned to the call of the Chair.

Vancouver Post-War Housing Committee — Minutes & Meetings.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

AGENDA

I. Vacant houses in the City for sale but not for rent.
This is in the nature of an Owner's "Strike", and there is some justification for it.
Tenants abuse the property and are almost impossible to evict.
Suggest amendment to the Order (294) W.P. & T. Board by striking out words in red in Paragraph (d) of Section 7.
Also consider the question of compulsory use.

II. The Montreal scheme - 10% private, 90% Government capital. Consists of multiple dwellings individually heated - no central heating.
Interest - Government 3% - Private 3%.
Government will duplicate in other centres, and does not object to 4% interest to the private capital.

III. A privately financed plan to provide 100 or 200 small houses on City owned lots, as quickly as possible.
Prefabricated houses to be considered.

by H Stevens

Agenda for consideration of the Housing Committee of the Rehabilitation Council of the Van.

The meeting then adjourned.

H. H. STEVENS
Chairman

9/2/45

Vancouver Post-War Housing Committee — Minutes & Meetings.
This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.
FOLDER NO 12-14

CITIZENS' REHABILITATION COUNCIL OF GREATER VANCOUVER

Housing Committee

A meeting of the Housing Committee of the Citizens' Rehabilitation Council of Greater Vancouver was held on Thursday, February 1st., 1945 in the Board Room of the United Services Centre, 636 Burrard Street, at 4:00 p.m.

Attendance

Mr. H. H. Stevens, Chairman; Mr. A. P. Allison, Prof. F. E. Buck, Mr. J. McPeake, Mr. Pearce, Mr. G. Hyatt, Mr. W. Hotson, Mrs. Gordon Selman and Mr. Tate of Wartime Housing Limited.

MINUTES

The Minutes of the last meeting, having been circulated to all members of the Board were taken as read and approved.

CHAIRMAN'S REMARKS

Mr. Stevens reported that he and Mr. Allison had made an inspection of the 100 houses now being erected by Wartime Housing under an agreement with the Vancouver City Council. Mr. Stevens said that they were well constructed and in keeping with the other homes in the community. The majority of them will be ready for occupancy around the 1st. of April.

Mr. Stevens then reported that Alderman Corey of the Vancouver City Council had asked that the Housing Committee request the Wartime Housing to consider the enlarging of their plans to include a basement in the next 100 houses to be constructed. The City Council are well pleased with the construction of the present 100 homes but feel that the inclusion of a basement in the plans would be of great advantage. The present plans allow an approximate excavated area of 8 x 10 feet for fuel storage purposes and the City Council feel that with a very small further expenditure, excavation for a full basement could be made.

It was reported that the Wartime Housing works from a general blue-print plan and that their objective is to give a family the best possible accommodation at the lowest possible rental. The average rental for the type of home now being erected is $25.00 per month, and it was pointed out that if a full basement was included in the plans, it would mean more excavating and the installation of drainage pipes which would increase the cost of the home and the rental thus defeating our objective which is low rental homes for returning service personnel and their families.

After some discussion it was passed on motion that Mr. Stevens be requested to contact the Architects, McCarter and Nairne, and enquire into the cost of including a full basement in the present plans. It was also suggested that a letter be written to Mr. Pigott, President of Wartime Housing Limited, requesting that he give consideration to the enlarging of the plans to include a full basement.

It was reported that there are about 250 applications for the 100 homes now being erected and that the converted hutments located in Richmond, with accommodation for 25 families are now occupied.

ADJOURNMENT

The meeting then adjourned.

H. H. STEVENS
Chairman

9/2/45

Vancouver Post-War Housing Committee — Minutes & Meetings

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14

A meeting of the Rehabilitation Sub-Committee of the Vancouver Post-War Housing Committee was held on Tuesday, January 18th in No. 2 Committee Room, City Hall.

Present: F. E. Buck, Chairman, Alderman Corey, J. C. McPherson, A. J. Harrison, Secretary.

The Secretary read a communication from the Corporation Counsel stating that the City had no power at present to expropriate or purchase land for the purpose of developing housing schemes etc.

The Chairman presented a draft act of the urban development and re-development prepared by the United States Attorney, Alfred Bettman. The Secretary was asked to submit this to the Corporation Counsel for his opinion as to whether a similar act would be of use in British Columbia or if certain of the powers outlined could be incorporated in the City Charter, to enable the City to proceed with re-development or rehabilitation plans.

There was a general discussion out of which it was decided that as a preliminary step an examination should be made of the information obtained a few years ago regarding the condition of dwellings in the area east of Granville Street, around Georgia Street etc.

The Secretary stated he would endeavour to have this available for the next meeting which it was decided to hold on Tuesday, February 1st at 4 P. M.

The meeting then adjourned.

Vancouver Post-War Housing Committee — Minutes & Meetings.

This copy is to be used solely for research or private study and any use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work.

FOLDER NO 12-14