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Vancouver Post-War Housing Committee — Personal Notes

FOLDER NO

12-16

Buck, Frank E.
~~COOLIE VERNER PAPERS~~

UBC Archives

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ORIGINAL ORDER

Changing or "Blighted" Areas for Post War Housing Projects.

Book The Rebuilding of Blighted Areas
C.A. Perry & Russell Sage Foundation
A.E. Mowbray Regional Plan Association
1400 Madison Ave New York

Points "No apparent future" for large sections of met cities. page 8
Inherent in our old method of city building
The Problem of these areas must now be faced
Slum rehabilitation made possible by new areas.

A new type of home-life in these areas - Recreation also for
It provides for efficient home - Recreation also for
the facilities required for the cultural & social life of the family

Blight - defined = a slow decline, not a collapse.
Replanning is the basis of any remedial attempt.

Blighted areas are of several kinds.
Business districts, Industrial, Home districts.
Cause = Change in use
Houses & a grocery store This lowers values around the change
Houses & a grocery store This lowers values around the change

Examples

SLUMS and children live on - Parents move away.
MADE up of people who live in - Parents who treat the
Group further Owners to community disease more than individual
Is a collective or community disease more than individual
The slum contributes to the cause of crime & the costs of Gov.

Ex. The slum contributes to the cause of crime by means
of deterioration & control of slums by means

Zoning

Is direction of developments & control of slums by means
of Community Authority. The slow process of backdoor
by individual self-seeking is held in check by existing laws
Zoning applied in the other cities has proven types

of use undesirable for the city.

Re Zoning & Rebuild is needed!

Ex. Consider
Ex. Considerably
Waste

Types of Rebuild 1. Change to Industry or Business
Then in turn adversely affects adjoining Home Property
Land values rise - houses rise
Railway yards & Concessions are causes of blight

Objectives for the Reclaimed Blighted Area
A - A New Reputation from the former of new reports
B - The Plan must overcome the Poverty of yards & Concessions
C - A different STREET Pattern & Design. Education, Sports.
D - Adequate Facilities for Recreation, Safety, Church
E - School & School Grounds, Library - Church

1) Highlands set of work

64 acres (2000000) to 1000

40 5/8 miles

40

256000 acres

300,000

25000

12 per acre

25000

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Housing Shortage in B.C.

URBAN. Approx 100,000 Units Vancouver
Built as 3.5 to 3.7 per cent to a Unit or Home Equip.

Vacancy Rate. .6) 50 (8 times 5 per cent
of 100,000
8) 5,000 (all families etc.
4,000 +
4,000
8,000 Short

B.C. Pop. 900,000 !

\$500,000,000.
10 Fed Canada = 500,000,000.
15 for B.C.
\$36,000,000 see 35 million
per annum 14 on over
in Pop over 17 years 50,000,000
+ cost increase

110,000 Units - 50 cities x 3 for complete Pop.
300,000 x 85,500
300,000
\$10,500,000,000

HOUSING SHORTAGES

Vancouver 8000 to 13,000
Calculated (1) Vacancy Ratio: Normal 5%
 (2) Building: Remains 5%

In 1925 U.S. Canada
 900,000 to 1,000,000 built
 This dropped in 1933-1934 - 1935
 1/18" 1/16" 1/15"
 What was not 182,000 instead of 300,000
 units but not in

Building in 1938 began to pick up but not in
 full volume
 Now Estimated Shortage is 8,000 000
 But this considers that 1/5" of all houses
 are deteriorated and outmoded - must be
 rebuilt in next few years.

Actual Shortage 2,000 000 in U.S. Canada
 Total 40,000 000 in U.S. 3 1/2 million

Giving actual shortage of
 6,000 in Vancouver
 Normal Shortage is 1/3 story City

In the Rural Areas Normal Shortage = 1/2 = 3,000
 Now much greater = 1/2 = 10,000 units
 after War very minimum in B.C.

\$ 3,500 each unit = 35,000,000
 Repairs etc = 15 Million
 In 1925 Building in U.S. equalled 5 plus Billions

U.S. Estimate "Fortune" = 7 Billion per year.

Men Employed 1,600,000 each year for 10 years
 = 16,000,000 in B.C. plus all in providing the Materials

FORTUNE Round Table

Oct 18 '42

Why we are short of Shelter!

U.S.

1925 900,000 Units per year

1935 only 50,000

1/18th

1934 ONLY 60,000 1935 only 72,000

By 1940 CIP to 540,000 or about

equals 1912 Number

But a Tremendous Backlog piled up.

Post War Needs

1,600,000 per year

600,000 to be Government subsidized

"A TEN-YEAR PROGRAM."

CANADA

Cost per year

\$2,100,000,000 Government

\$500,000,000 Private

7 Billion per year

Men Employed 1,600,000 for 10 years

3.5) 14 (4,000,000
purchasing units)

4.4) 14# (3.2
132 80
Dollars
Times

36 times
50,000,000 units 30 times
10,000,000 units 40 times
36,000,000 units in U.S. needed
or 36,000,000 units in U.S. needed
460,000,000 units in U.S.

Oct 28 - 42

HOUSING AND POST-WAR REHABILITATION

1- NEED for More and Improved Housing:—

The need is world wide; 10,000 new houses are need in Vancouver. 8000, are shortage in the U.S. and Canada. Estimate based on careful analysis of Housing Authorities. The graph of shortage is based on the year 1925 when 900,000 to one million houses were built in the U.S. & Canada. In the Depression years of 1933-34-35 only 1 house to 17 needed were built or approx 162,000 instead of 3 million. It was not until 1938 that building began to pick up to about HALF NORMAL.

Statements reflecting the tragedy of this shortage occur in almost all housing publications, for example "Everywhere we look we see the need for better housing in cities, in villages, on the farms of our country. The general impression to often is one of Drunkenness, Ugliness, Shoddiness and Neglect."

Half of the 2 to 3 million farms lack bath, two thirds need repairs. Citations with respect to Shams and general overcrowding are many and depressing in their tragic influence of the lack of human and animal instincts in the midst of 20th Century culture. Seventy per cent of the people who reached the home life of only about one half of the people. The others enjoy shelter conditions which are less suitable for them than those we provide for our cattle. — Rural Area Shortage = about 1/3 that of Cities.

2- The backlog of these years will add to the task of Post-War Housing.

3- New Families in the U.S. and Canada amount to about 500,000 per year. In Vancouver (30) increase in about 3 1/2 years 30,000 families 8,600 plus backlog of 40,000 + 12,000 or 10,000 must be built.

U.S. Figures applied to Canada
 $\frac{500,000}{10} = 50,000$ families 13.5 families = 175,000 pop in excess
increase of 3 1/2 million.

4- Effects in Health, Morale and Resulting Municipal & Provincial Taxation' see Arch. Record. Sept 1942

5. The BENEFITS of Normal and Improved Homes.

National Housing Act as Example

Home Ownership. Cite "Housing in Canada" Earnings etc. we renters see "Housing in Canada" Earnings etc. Typical Types of Housing - Normal Apartments, Single Dwellings, etc. Building Authorities - etc.

7. ZONING for Better Housing.

8. National, Provincial and Municipal Responsibility.
9. Examples in other countries.

F.F. Buck.

North Side

"New Homes for Old"

France

p-54 One Billion (billion) replaced — War destroyed

1922 180,000 Low Rent

Slum Clearance spent by Private Owners,

Austria & Germany

Uncertainty of money prevented National Housing

Vienna City Government

Built 64,000 dwellings. Mostly Flats

By means of a tax on all rights from Real-Estate.

Then in 1934 The Faculties took hold & stopped all.

Germany

Subsidized old houses & grants Subsidies

Foreign money produced some building.

Some building in Suburbs & a housing boom

* Reached 200,000 to 300,000 tenets

Stopped in 1930 with the Depression.

Sweden

Early years after the War by the Municipalities

Now by Cooperatives — 1000 in existence.

Gov pays part of rent on basis of size of family.

Small houses built by Gov. Gov doing 100%.

Holland

Dutch Housing Act 1901

Both Housing and Planning & Slum Clearance

Gov. Subsidies helped after 1919

220,000 units built since 1919

Slum Clearance.

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Newbold
Page 9

Baker
Maintenance Cost for Home Improvement 1948 on
Cost of Residential Districts per " 11.
16 " Best Housing
21 Better Housing
31 Housing Dollar also by 46 U.S.A.A.

- 1 Increases the Cost of Municipal Services ~~section~~
- 2 ~~Help to~~ \$37.00 Addition for each Resident of the Blighted Areas, section "
- 2a Shows young people's lives of crime "
- 2a Shows young people's lives of crime "
- 4 Improves people's health
- 4 Improves morals and retards Education
- 5 Encourages fear on Urban Methods. see also p 76 B.A.A.
- 6 Lowers the Standard of living

Newbold 136 Europe is 20 years behind 7 1/2 million (Two Billion)
for five days
41 T.P.A. compulsory
43 Old or Suburban sites?

780 Bucks

Vancouver Housing Shortage

10,000 to 12,000

In June 1937 Housing Committee of City Council
Early Work Surveys working with p-3 & 4.

Normal years 2000 to 1925 + 1941

1932-33-34 only 200 average built.
1925-1942 = 16 years now average 500 shortages = 8000
Total Shortage = 3600
Total Shortage = 11,600.

check several ways

(b) Births (c) Vacancy Ratio.

1941 Increase due to Housing Act.

1938 Committee showed a 6000 to 8000 shortage.

Housing Act Part I over 3000 houses built in B.C.

Money at 5 p.c. interest 20 years amortization

Part III Repairs 5,400 in Vancouver \$1 1/2 million

H.O. Act Part II \$ 50,000,000

5 different Plans examined by Com. & reported

to City Council. - Turned Down.

1 p.c. Taxation feature as City's contribution.

Costs of Slums & Bad Housing Conditions

In 1937 Prof. Roosevelt said One third of Pop. ill housed -

Infant mortality 49 p.c. in whole of City 102 p.c. in Poor Districts

Infectious diseases 3.6 9.6 per 1000

T.B. Cases .89 1.48 -

New Forms
p 9

Boston U.S.A. \$48 per inhabitant per year for police fire, public health
in slum areas compared \$11 in other areas.

\$37 per year extra 37 by 10,000 = Vancouver about \$400,000 x 20
300,000
\$370,000
= 20 years
of Improving Property.