

FINAL REPORT
ON THE FIRE OF RIMOUSKI
ON MAY 6 AND 7 1950

To

The Right Honorable Louis S. St-Laurent, P.C., K.C.,
Prime Minister of Canada,
Ottawa,

and

To

The Honorable Maurice Duplessis, K.C.,
Prime Minister of the Province of Quebec,
Quebec,

Final Report of the Federal-Provincial Commission of
Enquiry Into the fire at Rimouski, May 6th and 7th,
1950.

Quebec, October 1950.

After receiving the instructions contained in the Order-In-Council of May 17th, 1950, P.C. No. 2537, we visited the Town of Rimouski and the Village of Cabano.-

On May 27th last, we submitted to you a preliminary report giving a general outline of the situation in these two places and our conclusions in resume.-

We now have the honor to submit a final report on the character and extent of the damage done by the recent fire in the Town of Rimouski.-

RIMOUSKI

This report is divided into three chapters, under the following headings:-

CHAPTER ONE: Aggregate of total losses, with plan of town and aerial photographs of the ruins.-

CHAPTER TWO: Summary of losses grouped by classifications, with plans of the religious institutions, of the properties of the two governments, and photographs of the buildings damaged or destroyed.

CHAPTER THREE: French translation of the above matter.-

CHAPTER ONE

AGGREGATE OF TOTAL LOSSES IN
THE TOWN OF RIMOUSKI

We have fixed the final amount of damages done by the conflagration of May 6th and 7th last at Rimouski, as follows:-

<u>Locality</u>	<u>Total Loss</u>	<u>Insurance</u>	<u>Net Loss</u>
Rimouski	\$10,239,204.00	\$1,828,222.00	\$8,410,982.00

The loss sustained by the Price Company at this place through the destruction of its mills and of its lumber yards, is not included in the above figures.-

Prior to the fire, the total number of buildings, whether residences, lodging houses, stores, office buildings, hotels or industrial plants in the Town of Rimouski was 1,329.-

In the fire, 230 buildings were destroyed and 19 seriously damaged.-

The number of residences destroyed represents 383 places of habitation.-

Neither the Religious Institutions with their dependencies, nor the buildings which are the property of the Federal and Provincial Governments are included in this enumeration of habitations but are described in Chapter Two.-

The total population of the Town of Rimouski is 10,412 souls, of whom 1,915 have been without lodging since the fire. The permanent residents of the annexes to the Religious Institutions in which the Reverend Sisters live, number 450, which makes a total of 2,365 persons burned out.-

Neither the student boarders, the hospital patients nor the Nuns serving the Seminary are included in these figures.-

We attach hereto a colored plan of the Town of Rimouski, together with aerial photographs showing the extent of the damage.

CHAPTER TWO

SUMMARY OF LOSSES GROUPED BY CLASSIFICATIONS

The summary of the losses sustained at Rimouski is as follows:-

10.- LOSSES BY INDIVIDUALS

The total amount of property losses by individuals is based on the real value of the buildings according to the municipal valuation which is based on an average of 40%.-

Before accepting this basis as a fair one for individuals, we took note of all the lists of the fire-sufferers, indicating their respective losses. These lists had been drawn up and audited by the Assessor of the Town of Rimouski, the former Town Clerk, the Reconstruction Committee and the Social Service Investigation Bureau of the War Veterans.-

From our own investigation and audit, we have concluded that this basis of 40% which was employed in preparing the Preliminary Report, is still the fairest one, placing every individual on the same footing.

The losses of moveables include the mechanical, technical and industrial equipment together with the furniture of industrial, professional and commercial establishments, as well as some indeterminate losses on properties more or less damaged and destruction

of minor buildings, etc., have been established at a rate of 28% of the real value of the destroyed properties.-

In our Preliminary Report, we had estimated the damage to moveables at the rate of 25% of the value of the property losses but, after obtaining the fullest possible information through investigation and research and after studying the reports of the different authorities above-mentioned, we have thought it more equitable to increase this proportion to 28% of the property losses.-

Commercial stocks-in-trade and personal effects were not taken care of in appraising the losses.-

The figures of the net losses by individuals at Rimouski are therefore as follows:-

Total property losses	\$2,593,300.00
Total losses of moveables (in the proportion of 28% of the property value)	<u>726,124,00</u>
TOTAL	\$3,319,424.00
Less indemnities received from Insurance Companies	<u>935,000.00</u>
NET LOSSES	<u><u>\$2,384,424.00</u></u>

In these calculations, no account has been taken of the losses sustained by the Price Bros. Co., either through the destruction of the mills or by that of thousands of feet of lumber.-

2. LOSSES BY RELIGIOUS INSTITUTIONS

The total losses by religious institutions are based upon the replacement value in form, in dimensions and in quality. We have also taken into consideration, in the cost of reconstruction, the most recent regulations as to health and service facilities in public buildings of this category and this character. We attach to the list of each institution a general layout of the buildings destroyed or damaged, together with a color photograph.

The total net losses sustained by the religious institutions are thus summarized:

(a) Seminary	\$ 1,081,272.00
(b) Hospital	1,765,720.00
(c) Hospice	1,295,844.00
(d) Apostolic School	<u>42,290.00</u>
TOTAL NET LOSSES	\$ <u><u>4,185,126.00</u></u>

(a) Seminary

The total loss sustained by the Seminary of Rimouski amounts to \$1,544,238.00 less \$462,966.00 paid by the insurance companies, leaving a net loss of \$1,081,272.00.

Enclosed herewith is a general layout of the Seminary properties that have been destroyed or damaged, together with an aerial color photograph.

(b) St. Joseph's Hospital

The total loss sustained by St. Joseph's Hospital is \$ 1,806,920.00, less \$ 41,200.00 paid by the Insurance Companies, which leaves a net loss of \$ 1,765,729.00.

Enclosed herewith is a general layout of the properties of St. Joseph's Hospital which have been destroyed or damaged, together with an aerial color photograph.

(c) Hospice of Sisters of Charity

The total loss sustained by the Hospice of the Sisters of Charity is \$ 1,576,400.00, less \$ 280,556.00 paid by the Insurance Companies, which leaves a net loss of \$ 1,295,844.00.

Enclosed herewith is a general layout of the properties of the Reverend Sisters of Charity which have been destroyed or damaged, together with an aerial color photograph.

(d) Apostolic School

The total loss sustained by the Reverend Sisters of the Immaculate Conception in the Apostolic School is \$ 55,790.00 less \$ 13,500.00 paid by the insurance companies, which leaves a net loss of \$ 42,290.00 --

Enclosed herewith is a general layout of the properties of the Reverend Sisters of the Immaculate Conception, which have been destroyed or damaged.--

30.-- LOSSES BY THE FEDERAL GOVERNMENT

At Rimouski, the losses sustained by the Federal Government amount to \$325,000.00 less \$65,000.00 paid by the Insurance Companies, which leaves a net loss of \$260,000.00.

These losses include the cost of the break-water on the Rimouski River, the mechanical equipment of the Marine School as well as 50% of the cost of this School.--

40.- LOSSES BY THE PROVINCIAL GOVERNMENT

At Rimouski the losses by the Provincial Government amount to \$930,000.00, less \$30,000.00 paid by the Insurance Companies, which leaves a net loss of \$900,000.00.

Enclosed herewith are two layouts of the buildings destroyed, together with a color photograph.-

In our Preliminary Report we mentioned that the total losses by the Provincial Government amounted to \$1,405,000.00, including the reconstruction of a bridge over the Rimouski River, but we have since been informed that the reconstruction of this bridge within the limits of the Town, comes within the Municipal and not the Provincial domain.-

The net losses by the Provincial Government are therefore reduced to the amount of \$900,000.00.

50-- LOSSES BY THE MUNICIPALITY, PUBLIC UTILITIES AND OTHERS INDETERMINATE

The total losses sustained by the Municipality of the Town of Rimouski, such as damages or destruction of sewers, water-works, road beds and road pavements, sidewalks, fire apparatus, loss of taxes revenues, cost of rental of neighboring towns fire apparatus and hiring of outsider firemen, the cost of reconstructing a bridge on Rimouski River, etc., together with the losses sustained by Public Utilities, such as poles, transformers, street lights, cables, etc., as well as other relevant but indeterminate losses and damages, amount to \$735,000.00...

TOWN OF RIMOUSKI

TABLE OF TOTAL AND OF NET LOSSES

Classification	Total Losses	Insurances	Net Losses	
Individuals	\$ 3,319,424.00	\$ 935,000.00	\$2,384,424.00	
Religious institutions	4,983,348.00	798,222.00	4,185,126.00	
Federal Government	325,000.00	65,000.00	260,000.00	
Provincial Government	930,000.00	30,000.00	900,000.00	Cost of new bridge not included.-
Municipality, Public Services and other indeterminate losses.	735,000.00	N I L	735,000.00	Cost of new bridge on Rimouski River included.-
Totals	\$10,292,772.00	\$1,828,222.00	\$8,464,550.00	