

981941 M16
c.1

30p.

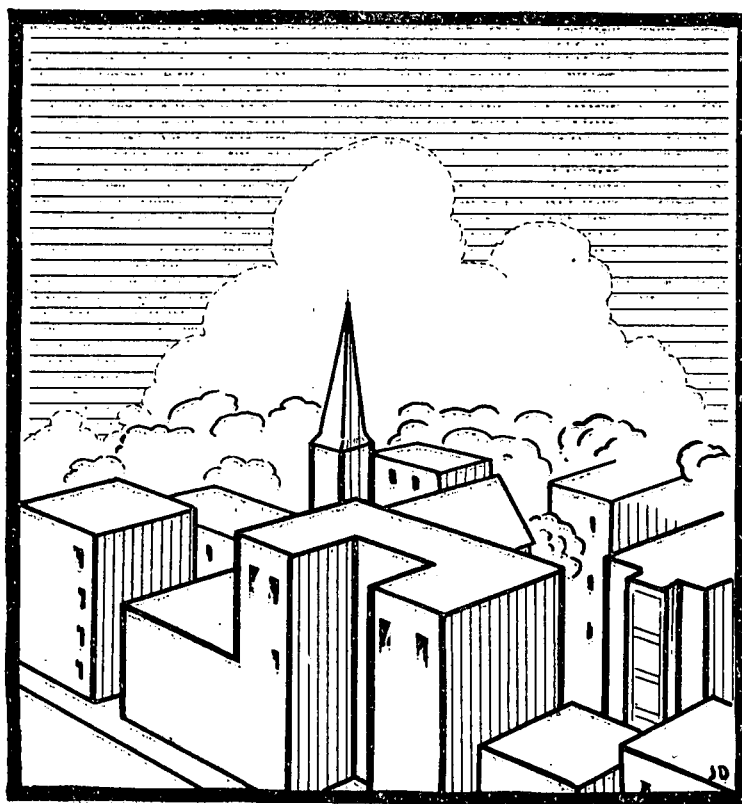
BUREAU
OF
STATISTICS

R

NOT FOR LOAN
NE S'EMPRUNTE PAS



GREATER VICTORIA



HOUSING ATLAS

Published by Authority of the Rt. Hon. C.D. Howe, M.P.
Minister of Trade and Commerce
Ottawa
1948

TABLE OF CONTENTS

	Page
Introductory	1
Comments on Victoria Housing, 1941	1 - 3
Statistical Tables	4 - 6
Comments on Housing Maps	7 - 8
Housing Maps	9 - 17

BPWM

7144897

PREFATORY NOTE

The Dominion Bureau of Statistics has based this statistical atlas upon 1941 housing census data. It is not an official publication for general distribution but has been designed rather to summarize available census data for the local study of housing in the Victoria area.

Herbert Marshall

H. MARSHALL,
DOMINION STATISTICIAN.

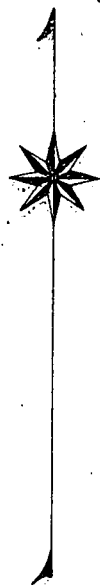
VICTORIA

METROPOLITAN AREA

1941

LEGEND

Metropolitan Area Boundary..... ———
Victoria City Boundary..... - - -
City of Victoria..... /////
Settled Fringe Areas.....

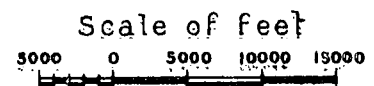


SAANICH
18,173

VICTORIA
44,068

ESQUIMALT
3,737

OAK BAY
9,240



HOUSING IN VICTORIA, 1941

Introductory

In addition to the brief commentary on Victoria housing which follows, this brochure contains a statistical summary of 1941 housing data for Greater Victoria and a graphic record in map form. These maps provide a basis for visualizing the housing conditions of the wage-earner group of households, i.e., those in which the household head is a wage-earner. Because of changes in housing conditions in Victoria since June, 1941, housing census records for that year cannot be expected to give a picture of the present situation. They do give useful background material, however, on a basis sufficiently up-to-date to serve as a guide to intensive surveys of the housing problem. They also provide a basis of comparison with conditions in other cities; independent surveys seldom do this because of different methods and differences in the kinds of data collected.

Comments on Victoria Housing, 1941

Statistical tables on pages 4 to 6 provide a summary of data collected during the 1941 housing census of every tenth occupied dwelling in the Victoria metropolitan area. Besides the city of Victoria, this area included the municipalities of Esquimalt and Oak Bay, and part of the municipality of Saanich. Apart from exceptions noted in headings, the material in these tables covers all types of households, whereas the maps in the second section relate only to wage-earner households. Households with wage-earner heads comprised 46.4 p.c. of all those in the metropolitan fringe, and 51.2 p.c. of those in the city proper.

It has been possible to provide sketchy tabular records of housing data for the suburban sections of the Victoria Metropolitan area. The brief summary below shows differences in certain characteristics of these areas, while the map in the frontispiece locates them, and gives their 1941 populations.

Of the three suburbs, Oak Bay shows the highest average yearly earnings, monthly rents, and dwelling values. Dwelling values and monthly rents in particular are well above those of Saanich and Esquimalt. About three-quarters of householders in Oak Bay and Saanich were home owners, compared with 52.9 p.c. in Esquimalt.

Facts Concerning Victoria and Suburban Fringe, 1941

Area	Population	Estimated Number of Households	Average Earnings of Head of Households	Average Monthly Rent	Average Value of Dwellings	Percentage of Home- Owners
Victoria	44,068	11,455	\$ 1,397	\$ 23	\$ 3,161	p.c. 45.8
Oak Bay	9,240	2,805	1,832	37	5,407	73.7
Saanich (pt.)	18,173	5,507	1,322	21	2,679	76.1
Esquimalt	3,737	1,133	1,604	23	2,882	52.9

Description of Dwellings

Most dwellings in Victoria were single houses, the percentage being 96.5 in the fringe area, and 73.0 in the city proper. Apartments and flats made up most of the remainder. In the city, 15.2 p.c. of homes were in buildings containing 4 or more dwelling units compared with 1.5 p.c. in the fringe. Wood was the most usual exterior building material, 61.4 p.c. of fringe area homes and 77.1 p.c. of city dwellings being surfaced with lumber. Stucco was used for 36.6 p.c. and 14.9 p.c. of homes in the two areas respectively. Homes generally were in a fairly good state of repair, 12.4 p.c. of fringe homes and 16.7 p.c. of city homes being in need of external repairs, i.e., one or more of the following required attention: foundations, outside walls, roofs, chimneys, stairways, or steps approaching the main entrance.

Dwellings were comparatively small, averaging 5.2 rooms in both city and fringe areas.

Description of Households

In the 1941 housing census, the household is the complete group of persons occupying a dwelling unit. Not infrequently the household includes lodging families and may also include two or more separate housekeeping units in the dwelling. It is the most significant unit for measurements of crowding.

Victoria households averaged the smallest of any metropolitan centre, probably because of the large percentage of retired people. Households averaged 3.2 persons in the fringe area and 3.5 persons in the city. When compared with the average number of rooms per person--5.2 for both areas-- an over-all average of more than one room per person is indicated. Actually, however, 11.1 p.c. of city homes provided less than one room per person.

Victoria ranked low among metropolitan centres in households with lodging families and individual lodgers. In the city proper 9.6 p.c. of households included lodgers, and 10.5 p.c. contained lodging families. Comparable fringe area percentages were 3.6 and 4.4. The estimated number of lodging families in the Victoria metropolitan area was 2,200; there were 178 dwellings vacant in the city proper.

Dwelling Equipment and Convenience

A consideration of dwelling equipment and conveniences besides being a useful guide to existing housing conditions, shows up such differences as may exist between city and fringe areas. These differences in Victoria were very small, and the general level of conveniences was very high.

Plumbing facilities were very similar in the two areas, the Victoria fringe area standing well ahead of most metropolitan fringes. Of the homes in the fringe area 96.9 p.c. had running water, compared with 98.5 p.c. in the city proper. Percentages for toilet and bathing facilities were similar; in the city proper 98.3 p.c. of households had access to either private or shared toilet facilities while the corresponding fringe percentage was 92.9. Similarly bathing facilities, either private or shared, were available to 93.7 p.c. of city households and 92.6 p.c. of those in the fringe area. Shared toilet and bathing facilities were negligible in the fringe area, but amounted to 8.4 p.c. in the city proper, reflecting the higher percentage of city households with lodging families.

Hot air furnaces were installed in 44.7 p.c. of fringe homes, and 43.4 p.c. of city homes. Stoves were used for heating in 41.2 p.c. and 41.7 p.c. of fringe and city homes respectively. Steam or hot water heating installations were in the remainder.

Wood was the principal cooking fuel with gas or electricity being used in only 17.7 p.c. of fringe homes and 28.9 p.c. of city homes. Electric lighting was available in all homes. The percentage of dwellings without refrigeration facilities was 57.1 in the fringe area and 63.3 in the city proper.

A further index of economic status was provided by proportions of dwellings with vacuum cleaner, automobile, radio, and telephone. The fringe area stood very high in these items, 31.4 p.c. of households having them all, while only 4.0 p.c. had none. Corresponding city figures were 21.2 p.c. and 7.7 p.c. The city led in proportion of homes with telephones, while the fringe area had higher proportions of the other three living accessories.

Owner-Occupied Homes (Value, Mortgage Outstanding, Taxes)

Fringe area homes were valued higher by their owners than city dwellings, corresponding value averages being \$3,513 and \$3,161. Over 55 p.c. of the homes in the Victoria fringe area were valued at less than \$3,000. In both areas the average amount of mortgage, and the proportion of homes mortgaged were smaller than corresponding figures for most metropolitan areas. For the city, 24.6 p.c. of homes were encumbered by mortgages averaging \$1,222, while in the fringe area 29.5 p.c. were so encumbered to an average amount of \$1,693. Interest rates on mortgages were relatively high--6.1 p.c. in the fringe area and 6.2 p.c. in the city proper. Average annual property taxes in the former area were \$59, and in the latter, \$95.

Rents

Victoria was a comparatively low rent centre. In the city proper, the average rent was \$23 compared with \$27 in the fringe area. The distribution of rents presented a scattered pattern particularly in the fringe area. As the above averages indicate the proportion of households paying fairly high rents (\$35 or more) was greater in the fringe than in the city area--20.7 p.c. and 13.4 p.c. respectively.

Earnings of Wage-Earner Families

Wage-earner families, as noted previously, comprised 46.4 p.c. of all families in the fringe area and 51.2 p.c. of families in Victoria proper. Because of the high proportion of retired people in both the fringe and city areas (23.4 p.c. and 16.9 p.c. respectively), the earnings of wage-earner family heads may be less representative of the city, than would be true of most other metropolitan areas. Earnings of wage-earner family heads in 1941 were \$1,491 in the fringe area and \$1,397 in the city proper. In the Victoria metropolitan area the annual earnings of almost 60 p.c. of wage-earner family heads fell below \$1,500.

Tenant Rent-Earnings Relationships

When new homes are planned, either for rent or for sale, the relationship between rent and earnings should be an important consideration. One-fifth of income is a reasonable maximum proportion which can be devoted to shelter costs for families with incomes under \$2,000, without skimping on food or other living requirements. Any considerable proportion of households paying more than this fraction provides evidence of financial strain, and may be an indication of malnutrition or crowding.

To get a clear-cut picture of relationships between earnings and rents from 1941 census records, it is necessary to limit considerations to single family wage-earner households. Wage-earner single family tenant households in the Victoria metropolitan area numbered approximately 6,100 out of a total of approximately 9,000 tenant households of all kinds. The over-all total included 900 tenant households containing two or more families, a group in which rent-earnings relationships are typically less satisfactory than for the single family type.

In the Victoria metropolitan area, one-third of wage-earner families received less than \$1,100 while another third received from \$1,101 to \$1,600. Family earnings averages in these two groups amounted to \$701 and \$1,294 respectively. These figures are of special interest when related to the distribution of rents in the lower- and middle-third earnings groups.

Proportions of Single Family Wage-Earner Households in the Lower- and Middle-Third Family Earnings Groups Paying Specified Rents, Victoria, 1941

<u>Monthly Rent</u> \$	<u>Lower-Third</u>	<u>Middle-Third</u>
	<u>Wage-Earner Families</u> (Percentages of Families)	<u>Wage-Earner Families</u> (Percentages of Families)
- 20	55.6	41.0
20 - 34	34.3	53.3
35 +	10.1	5.7
Estimated Number of Single Family Households ..	2,000	2,000

About 60 p.c. of tenants in the lower-third of the Victoria family earnings range, i.e., \$1,100 a year or less, paid out more than 20 p.c. of their earnings on shelter. Because of the comparatively low rents in Victoria, this figure is better than that for other metropolitan centres, but it still indicates that the majority of tenants in this group were paying more than they could afford for rent. In the middle earnings group \$1,101-\$1,600, 70 p.c. of tenants were expending more than 20 p.c. of their income on shelter. This, again, is a better-than-average figure for all metropolitan areas.

Family income tends to average slightly higher than actual earnings but the difference is characteristically small. Allowing for this and also for a possible understatement of earnings to census enumerators, it is still clear that many tenant households in Victoria were paying higher rents than a normal budgetary distribution of income would allow.

C. - City Proper
F. - Metropolitan Fringe
M.A. - Metropolitan Area

HOUSING DATA - GREATER VICTORIA, 1941

MONTHLY RENTALS				VALUE OF OWNER-OCCUPIED HOMES				ANNUAL MORTGAGE *PAYMENTS ON OWNER-OCCUPIED HOMES			
Amount \$	Percentage of Homes			Value \$	Percentage of Homes			Amount \$	Percentage of Homes		
0	C.	F.	M.A.	1 - 999	C.	F.	M.A.	1 - 499	C.	F.	M.A.
1 - 9	2.5	2.8	2.6	1000 - 1999	4.7	9.6	7.5	500 - 999	89.6	88.5	88.8
10 - 14	9.2	6.9	8.5	2000 - 2999	27.2	21.5	24.0	1000 - 1499	7.3	7.3	7.3
15 - 19	12.8	13.0	12.9	3000 - 3999	30.2	25.2	27.4	1500 - 1999	1.0	.6	.8
20 - 24	18.7	16.0	17.8	4000 - 4999	18.6	17.7	18.1	2000 +	2.1	-	.8
25 - 29	20.4	14.6	18.9	5000 - 5999	8.5	8.1	8.3	Average Payments*	\$223.	\$312.	\$279.
30 - 34	14.8	13.8	14.5	6000 - 6999	4.1	4.9	4.5	*Includes both interest and principal.			
35 - 39	8.2	12.2	9.3	7000 - 7999	2.9	3.2	3.1	MORTGAGE INTEREST RATES ON OWNER-OCCUPIED HOMES (on Mortgages Outstanding)			
40 - 49	5.0	7.7	5.8	8000 - 10999	.8	1.8	1.3	Rate	Percentage of Homes		
50 - 59	6.5	5.7	6.3	11000 - 15999	.8	5.2	3.3	C.	F.	M.A.	
60 +	1.2	4.9	2.2	16000 +	1.0	.7	.8	4 per cent	2.0	.6	1.1
Total Rented Dwellings.....	6,205	2,835	9,040	Total Owned Dwellings.....	5,250	6,610	11,860	5 " "	19.6	19.5	19.6
Average Monthly Rent	\$ 23.	\$ 27.	\$ 24.	Average Value	\$3,161.	\$3,513.	\$3,361.	6 " "	48.0	56.9	53.4
PERCENTAGE OF ALL TENANT HOMES FOR WHICH RENT INCLUDES SPECIFIED SERVICES				MORTGAGE OUTSTANDING ON OWNER-OCCUPIED HOMES				7 " "	21.6	18.3	19.6
Service:	Percentage of Homes			Amount \$	Percentage of Homes			8 " "	8.8	4.7	6.3
	C.	F.	M.A.	1 - 999	C.	F.	M.A.	9 " "	-	-	-
Use of Furniture	18.6	21.5	19.5	1000 - 1999	43.4	25.0	32.1	10 +	-	-	-
Heat	24.9	6.2	19.4	2000 - 2999	32.1	37.5	35.4	Average Rate Per Cent	6.2	6.1	6.1
Garage	28.7	67.8	40.3	3000 - 3999	21.7	23.8	23.0	ANNUAL TAX PAYMENTS ON OWNER-OCCUPIED DWELLINGS			
TENURE				4000 - 4999	1.9	6.5	4.7	Amount \$	Percentage of Homes		
	Percentage of Homes			5000 - 5999	-	3.0	1.8	C.	F.	M.A.	
	C.	F.	M.A.	6000 - 6999	-	2.4	1.5	1 - 199	95.6	97.9	96.9
Owner-Occupants.....	45.8	70.0	56.7	7000 - 7999	-	1.2	.7	200 - 399	3.2	1.7	2.4
Tenant-Occupants....	54.2	30.0	43.3	8000 - 8999	.9	-	.4	400 - 599	.4	.2	.3
Total Number of Occupied Dwellings	11,455	9,445	20,900	9000 +	-	.6	.4	600 - 799	.6	-	.3
				Estimated Number of Owner-Occupied Homes Mortgaged...	1,300	2,000	3,300	800 - 999	.2	.2	.2
				Average Amount	\$1,222.	\$1,693.	\$1,516.	1000 - 1199	-	-	-
				Percentage of Owner-Occupied Homes Mortgaged...				1200 +	-	-	-
				24.6	29.5	27.4	Average Payments..	\$ 95.	\$ 59.	\$ 75.	

C. - City Proper
F. - Metropolitan Fringe
M.A. - Metropolitan Area

HOUSING DATA - GREATER VICTORIA, 1941

ROOMS PER DWELLING - ALL DWELLINGS			
No. of Rooms	Percentage of Dwellings		
	C.	F.	M.A.
1	3.9	.6	2.4
2	6.0	3.2	4.7
3	10.2	7.3	8.9
4	17.5	26.0	21.4
5	23.8	29.8	25.5
6	17.9	14.9	16.5
7	9.2	8.4	8.9
8	5.8	5.8	5.8
9	2.7	2.1	2.4
10	1.6	1.0	1.3
11 +	1.4	.9	1.2
Number of Dwellings	11,455	9,445	20,900
Average Number of Rooms	5.2	5.2	5.2

PERSONS PER HOUSEHOLD - ALL HOUSEHOLDS			
No. of Persons	Percentage of Households		
	C.	F.	M.A.
1	10.5	7.2	9.0
2	28.6	33.2	30.7
3	22.5	23.8	23.1
4	15.3	17.4	16.3
5	10.5	11.7	11.0
6	5.1	3.7	4.4
7	2.8	1.3	2.1
8	1.5	1.0	1.3
9	1.2	.3	.8
10	.5	.2	.4
11	.7	.1	.4
12 +	.8	.1	.5
Number of Households	11,455	9,445	20,900
Average Number of Persons	3.5	3.2	3.3

PROPORTION OF DWELLINGS IN BUILDINGS WITH SPECIFIED NUMBERS OF DWELLING UNITS			
Dwelling Units per Building	Percentage of Households		
	C.	F.	M.A.
1	72.7	96.6	83.6
2	8.8	1.5	5.5
3	3.3	.4	2.0
4 - 10	9.1	1.1	5.4
11 - 15	2.0	.4	1.3
16 +	4.1	-	2.2
Number of Dwellings	11,455	9,445	20,900

YEARS IN PRESENT DWELLING - ALL HOUSEHOLDS			
Years	Percentage of Households		
	C.	F.	M.A.
Under 1 Year	9.8	7.1	8.6
1	18.6	21.0	19.5
2	10.6	10.2	10.5
3	7.9	7.6	7.8
4	6.4	6.2	6.3
5	4.5	5.3	4.9
6 - 10	12.7	16.3	14.3
11 - 15	10.3	11.4	10.8
16 - 20	6.9	5.2	6.1
21 - 30	8.2	7.6	8.3
31 +	3.5	2.1	2.9
Number of Households	11,455	9,445	20,900
Average Number of Years	8.2	7.5	7.9

HEATING SYSTEM - ALL DWELLINGS			
Kind	Percentage of Dwellings		
	C.	F.	M.A.
Steam or Hot Water	14.9	14.1	14.5
Hot Air	43.4	44.7	44.0
Stove	41.7	41.2	41.5
Number of Dwellings	11,455	9,445	20,900

COOKING FUEL - ALL DWELLINGS			
Kind	Percentage of Dwellings		
	C.	F.	M.A.
Gas or Electricity	28.9	17.7	23.8
Wood	61.4	70.2	65.5
Coal	2.6	2.0	2.3
Coal Oil or Other	7.1	10.1	8.4
Number of Dwellings	11,455	9,445	20,900

SUMMARY OF CONDITIONS AND CONVENIENCES			
Dwellings	Percentage of Dwellings		
	C.	F.	M.A.
1. Needing external repair	16.7	12.4	14.7
2. With electric lighting	98.2	97.9	98.1
3. With running water	98.5	96.9	97.8
4. With mechanical refrigeration	17.7	24.9	21.0
5. With ice refrigeration	17.4	17.3	17.4
6. With gas or electric cooking	28.9	17.7	23.8
7. With private flush toilet	89.9	92.5	91.1
8. With shared flush toilet	8.4	.4	4.8
9. With private bathtub or shower	85.0	92.2	88.3
10. With shared bathtub or shower	8.7	.4	4.9
11. With telephone	69.7	68.3	69.0
12. With electric vacuum cleaner	42.4	49.7	45.7
13. With automobile	54.1	59.0	45.4
14. With radio	88.3	93.1	90.5
15. With 11, 12, 13 and 14 above	21.2	31.4	25.9

HOUSING DATA - GREATER VICTORIA, 1941

C. - City Proper
F. - Metropolitan Fringe
M.A. - Metropolitan Area

OCCUPATIONAL STATUS OF HOUSEHOLD HEADS

Status	Percentage of Households		
	C.	F.	M.A.
Wage-Earner	51.2	46.4	49.1
Own Account	12.1	14.1	13.0
Employer	2.3	4.1	3.1
Retired	16.9	23.4	19.8
No Pay .....	.1	.1	.1
Other Income	1.5	1.0	1.3
Homemaker	15.9	10.9	13.6
Total Number of Households	11,455	9,445	20,900

HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGERS

Lodgers	Percentage of Households		
	C.	F.	M.A.
1	59.2	70.6	62.0
2	16.7	14.7	16.2
3 +	24.1	14.7	21.8
Estimated Number of Households with Lodgers	1,100	300	1,400

HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGING FAMILIES

Lodging Families	Percentage of Households		
	C.	F.	M.A.
1	72.0	92.7	77.4
2	13.6	7.3	11.9
3 +	14.4	-	10.7
Estimated Number of Households with Lodging Families	1,200	400	1,600

EARNINGS PER PERSON IN RELATION TO CROWDING
FOR SINGLE WAGE-EARNER FAMILIES
(City Proper)

Earnings per Persons	Average Number of Rooms per Person
\$	
0 - 99	1.2
100 - 199	1.1
200 - 299	1.2
300 - 399	1.3
400 - 499	1.5
500 - 599	1.6
600 - 699	1.7
700 - 799	2.0
800 - 899	2.0
900 - 999	1.8
1000 +	2.1

* Family Earnings divided by total persons in family.

ANNUAL EARNINGS OF WAGE-EARNER FAMILY HEADS
(Metropolitan Area)

Amount	Percentage of Families		
	C.	F.	M.A.
\$			
0 - 499	13.8	7.4	11.1
500 - 999	20.0	14.1	17.5
1000 - 1499	36.3	38.0	37.2
1500 - 1999	17.6	24.2	20.4
2000 - 2499	6.2	7.9	6.9
2500 - 2999	2.2	3.0	2.5
3000 - 3999	1.5	3.5	2.3
4000 - 4999 .....	.5	1.5	.9
5000 - 5999	-	.2	.1
6000 +	1.9	.2	1.1
Estimated Number of Families	5,600	4,200	9,800
Average Earnings	\$1,397.	\$1,491.	\$1,437.

ANNUAL EARNINGS OF WAGE-EARNER FAMILY HEADS
(City Proper)

Amount	Percentage of Families		
	Owners	Tenants	Total
\$			
0 - 499	8.6	17.7	13.8
500 - 999	14.1	24.4	20.0
1000 - 1499	38.4	34.8	36.3
1500 - 1999	24.4	12.5	17.6
2000 - 2499	6.8	5.8	6.2
2500 - 2999	3.0	1.6	2.2
3000 - 3999 .....	.9	1.9	1.5
4000 - 4999	-	1.0	.5
5000 - 5999	-	-	-
6000 +	3.8	.3	1.9
Estimated Number of Families ..	2,600	3,000	5,600
Average Earnings	\$1,676.	\$1,187.	\$1,397.

RELATION OF CROWDING TO EARNINGS OF HOUSEHOLD HEADS
(City Proper)

Amount	All Wage-Earner Families	Wage-Earner Households with less than 1 Room per Person
	p.c.	p.c.
\$		
0 - 499	13.8	24.2
500 - 999	20.0	33.4
1000 - 1499	36.3	30.3
1500 - 1999	17.6	9.1
2000 - 2499	6.2	-
2500 - 2999	2.2	1.5
3000 - 3999	1.5	-
4000 - 4999 .....	.5	-
5000 - 5999	-	-
6000 +	1.9	1.5
Average Earnings	\$1,397.	\$1,050.

GREATER VICTORIA HOUSING MAPS

The usefulness of housing census maps depends upon a clear understanding of the material they represent, and the method of presentation. These maps have not the precision of material obtained from a complete survey; as already noted, they have been based upon records from every tenth wage-earner household in the area. Census sub-divisions are the smallest unit available for analysis of housing census data. These areas generally include several blocks grouped without regard to housing conditions, so that the boundaries of conditions indicated are likely to be approximate.

The shading of the maps is based upon certain characteristics of wage-earner families in each area. Wage-earner families, i.e., those whose chief bread winner receives a salary, wages upon a rate or piece-work basis, or works upon a commission basis, usually form a preponderant proportion of all households. These families will ordinarily live in homes commensurate with the income they receive. The third map is of special significance since it indicates the proportion of wage-earner households in each sub-district. Other maps should be studied in relation to this one, and to the map showing population density which is based on the total population regardless of household type.

Considerable proportions of any large city are non-residential, and the character of adjacent residential areas is influenced by the land use of these non-residential sections. A distinction has been made, therefore, between sections which are primarily residential, non-residential, and parks and non-occupied areas. The population density map shows that many people live in non-residential areas. Land marked as park areas may not represent formal parks, but also includes play fields and extensive open space around institutions such as hospitals, convents, etc.

Comment on Individual Maps

1. Reference Map - This map has been prepared to show transportation routes, and the location of primary schools, both of which have a direct bearing upon the housing problem. Names of some of the principal streets have been listed for reference purposes.

2. Population Density - Each dot represents 50 persons. There is no significance in the exact position of the dots, but the total number within a sub-district is significant, and serves to indicate clearly the congested areas, and the more sparsely populated areas.

3. Proportion of Wage-Earner Households - Since all subsequent maps are based only upon records for wage-earner households, it is important to have a correct impression of the proportions of wage-earner households in each area. Wage-earner households comprise at least 40 p.c. of the total in almost all Victoria residential areas.

4. Crowding - Study of this map particularly in relation to population density, and the occurrence of two or more family households is suggested. Any household with less than one room per person is considered to be crowded. For example, 4 persons in a 4-room dwelling would have to sleep two to a room in order to have a kitchen and one other room free for living purposes; another person in this home would produce crowding in either sleeping or living space.

5. Households with Two or More Families - Two or more families living in a dwelling originally meant for one family represents an unsatisfactory housing condition, which may be due either to poverty or lack of space. It is not uncommon for single families to have sufficient means to provide for a small, low rent dwelling without being able to secure one. Their only alternative is to share a higher rent dwelling with another family.

6. Prevailing family Earnings Levels - Family earnings are closely related to housing and living standards. Family earnings include the total annual earnings of all members of private families, but exclude those of lodgers or domestics. Rent from boarders or lodgers is not counted as earnings. In households of two or more families, only the earnings of the principal family are counted, all sub-tenant family earnings being excluded. (See definition of wage-earner.)

7. Levels of Housing and Living Conveniences - Accurate criteria for judging the quality of housing accommodation are extremely difficult to determine. This map has been based on information about the dwelling and about living conveniences available to the household. The large number of factors employed has necessitated a complicated system of combinations in order to allocate all dwellings into six groups. The reasonableness of this grouping, however, is supported by the close relationship between this map and the previous one based on family earnings. Factors considered in establishing the six groups were: condition of external repair, plumbing facilities, electric lighting, cooking and refrigeration facilities, vacuum cleaner, telephone and automobile.

Group 1 includes nothing but dwellings which are almost certainly below acceptable housing standards. All such dwellings were defective either with regard to condition of repair or plumbing, and occupant households possessed none of the usual city conveniences such as electric or gas cooking stoves, or refrigerators; neither had they vacuum cleaners, telephones, or automobiles. Group 2 was only slightly better, including many buildings in need of repair, or without standard plumbing, but with a few conveniences. Groups 3, 4 and 5 are similar, but not until Group 5 is reached, are dwellings always satisfactory so far as external repairs and plumbing are concerned, although many households in Groups 3 and 4 have most of the conveniences noted above. Group 6 has all conveniences, satisfactory condition of repair, and standard plumbing. Family earnings averages in British Columbia for the six levels of housing and living conveniences were as follows in 1941.

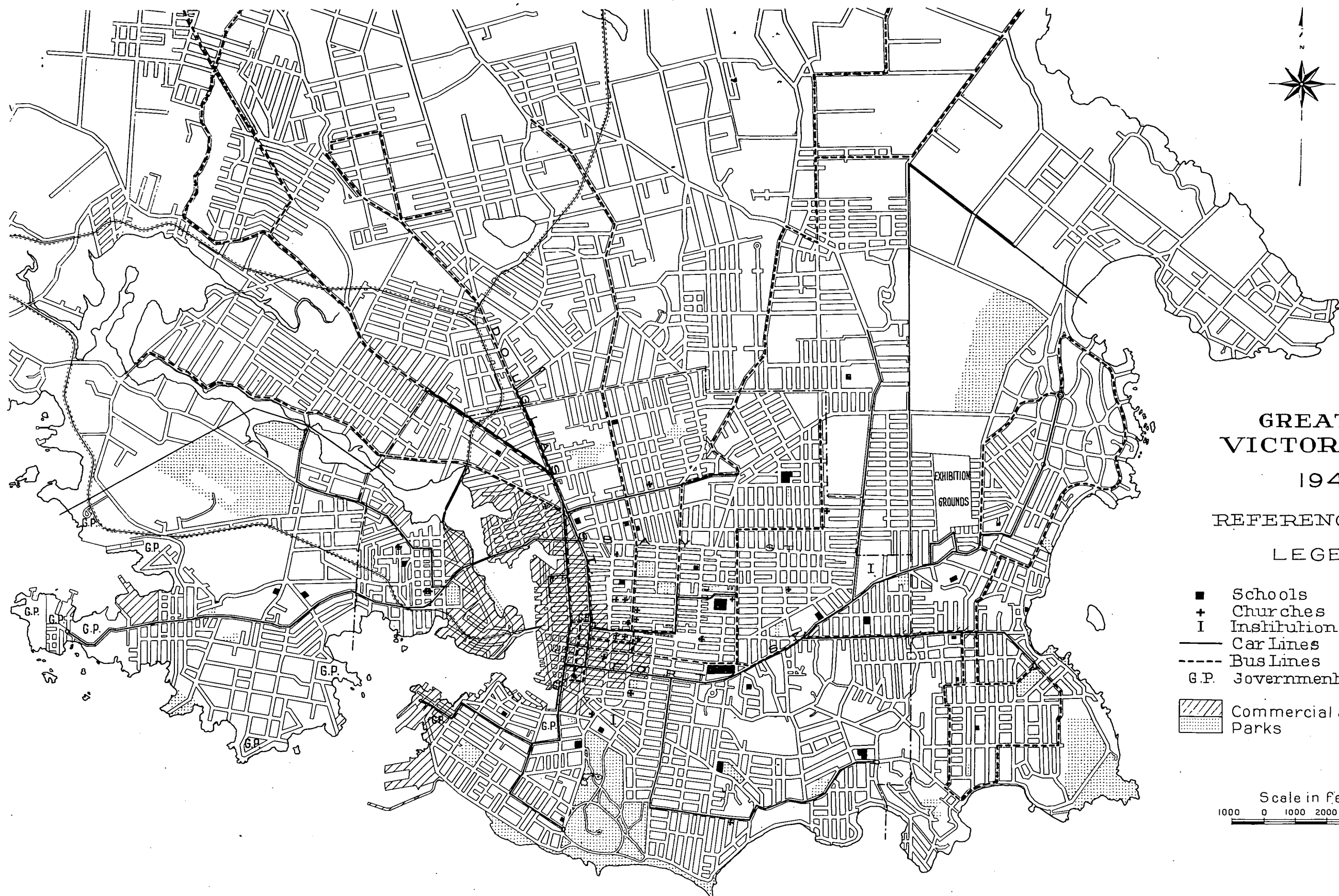
	\$		\$
Level 1	943	Level 4	1,829
" 2	1,126	" 5	1,795
" 3	1,403	" 6	2,708

8. Low Rent Dwellings - This map shows the proportion of dwellings in each area renting for less than \$20 a month. Such dwellings are most prevalent in crowded areas with low levels of housing and conveniences.

9. Owner-Occupied Homes - This map may be used for two purposes. The shading for tenant-occupied dwellings would be roughly reversed from that shown for owner-occupied dwellings. Tenure, earnings, and standards maps show generally similar patterns.

Definitions for Statistical Tables


1. Dwelling - The dwelling may be considered as the home of the household. It must be structurally separate but may be a single house, apartment, one section of a semi-detached house, etc. Dwelling, dwelling unit, and home are used interchangeably.
2. Household - For purposes of housing analysis, all persons sleeping in a dwelling unit are considered as members of the same household. The housing census household, therefore, is a broader unit than the household as defined by a population census. The latter considers a household to be a person or group of persons living as a separate house-keeping unit. The housing census household adds to this, the multiple family groups in which each one maintains separate living and eating quarters in the same dwelling. Two or more families may live this way in a single house which has not been partitioned off into flats or apartments.
3. Family Earnings - This term is applied to the total wages received in the year ending June 2, 1941, by parents and children of private families whose head is a wage-earner. Averages of family earnings give a useful index of income levels in urban areas, since families of this type comprise more than 51 p.c. of all urban households. It will be noted that family earnings exclude the income of lodgers and servants living with wage-earner families, and that the sum of family wages may be something less than the total of family income from all sources. The latter difference is usually small.
4. Value of Homes - This is the owner's estimate of the market value of the home on June 2, 1941.
5. External Repairs - Enumerators were asked to consider the following defects under the heading of external repairs: (1) cracked or leaning exterior walls; (2) shingled roofs with warped or missing shingles; (3) chimneys cracked or with missing bricks; and (4) unsafe outside steps or stairways.
6. Homemaker - A woman responsible for the domestic management of a home, but not receiving salary or wages.



**GREATER
VICTORIA, B.C.**
1941

REFERENCE MAP

LEGEND

- Schools
- + Churches
- I Institutions
- Car Lines
- - - Bus Lines
- G.P. Government Properties
-  Commercial and Industrial
Parks [areas]


Scale in feet
1000 0 1000 2000 3000 4000

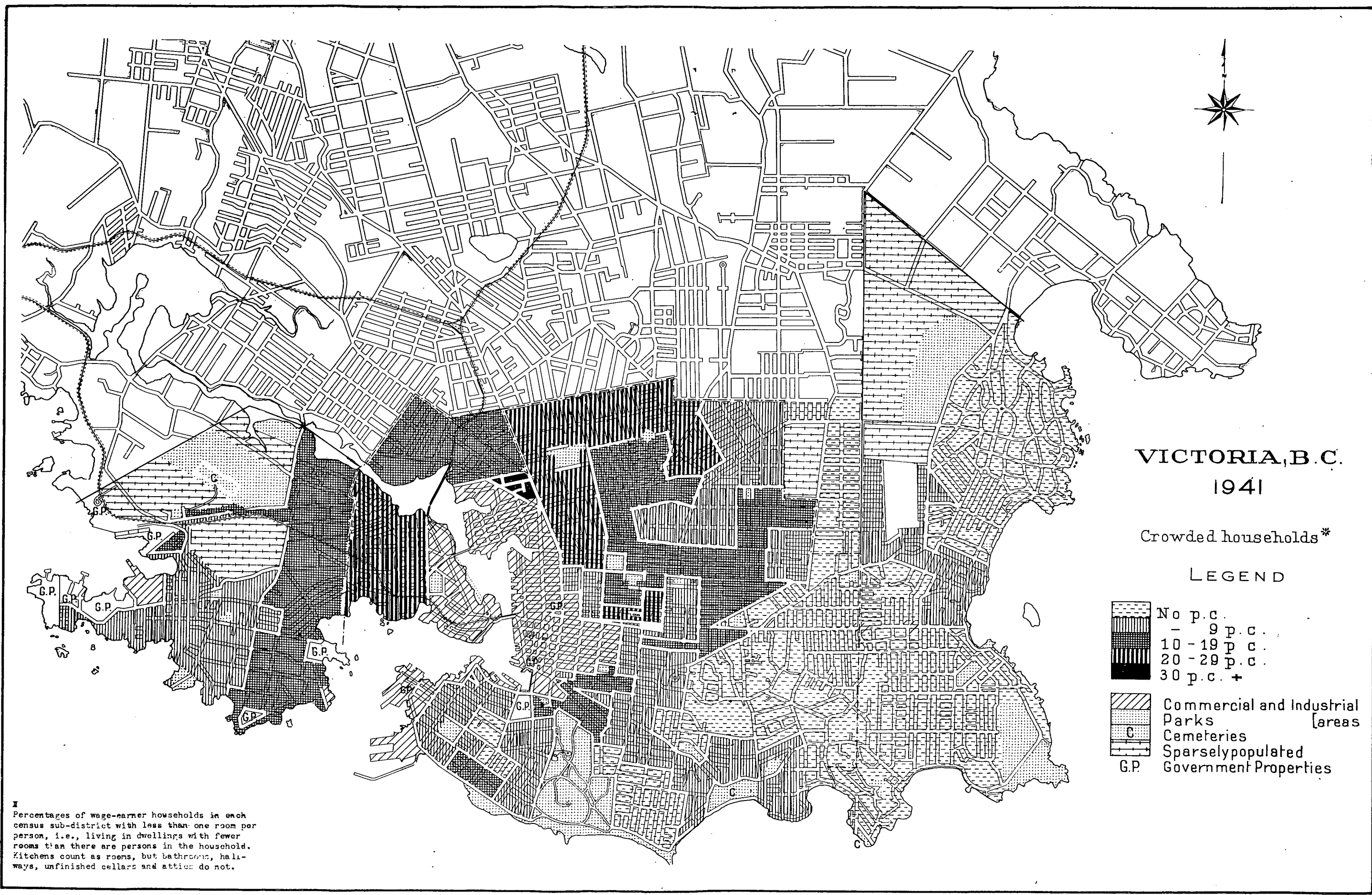


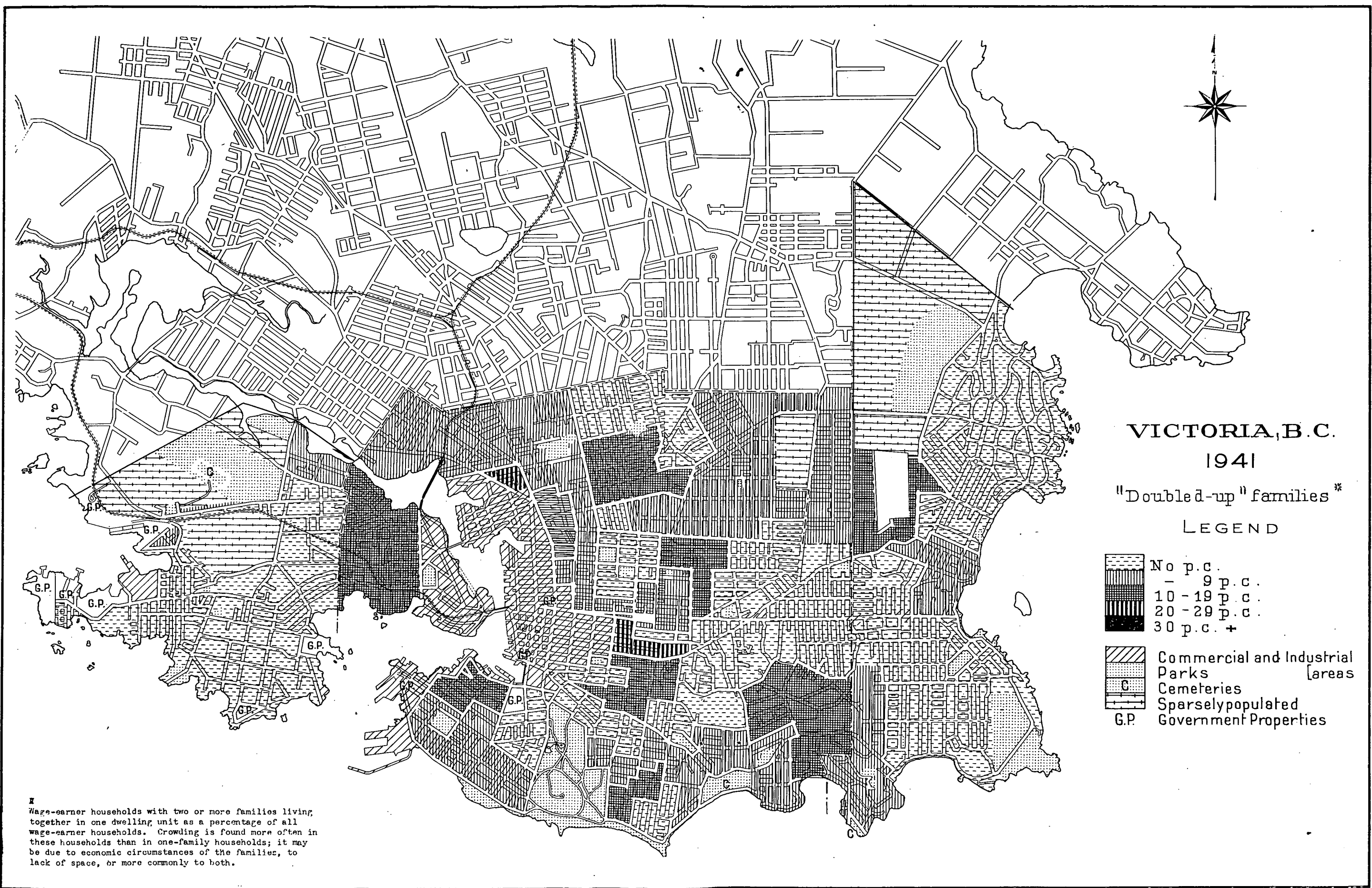
VICTORIA, B.C.
1941

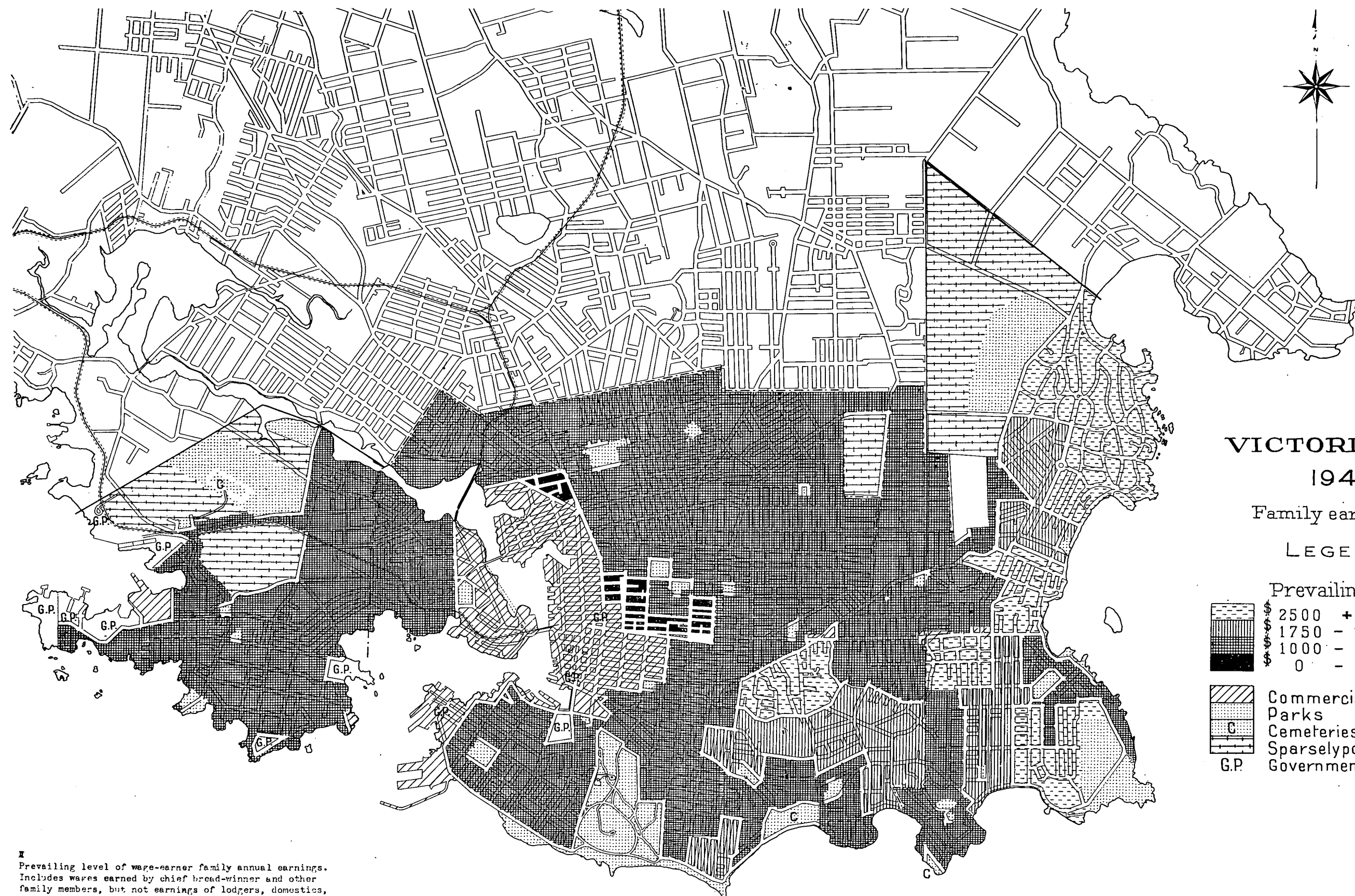
Total Population
per census sub-district
(Black lines mark census
sub-district boundaries)

1 dot = 50 persons

 Commercial and Industrial
Parks [areas]







VICTORIA, B.C. 1941

Family earnings*

LEGEND

Prevailing level

\$2500 +	\$2499
\$1750 -	\$1749
\$1000 -	\$999
\$0 -	

[Pattern]	Commercial and Industrial Parks [areas]
[Pattern]	Cemeteries
[Pattern]	Sparsely populated
G.P.	Government Properties

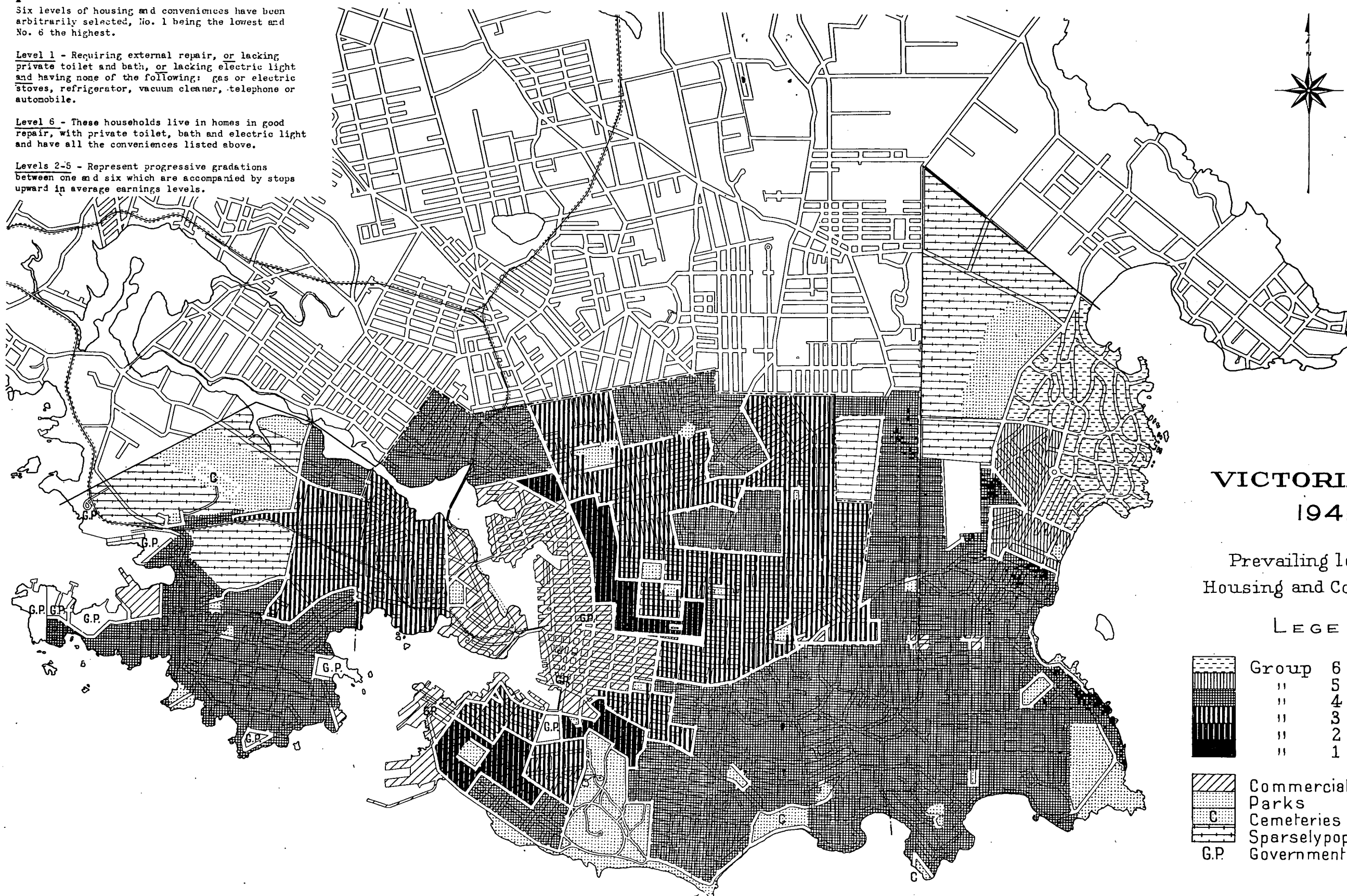
* Prevailing level of wage-earner family annual earnings. Includes wages earned by chief bread-winner and other family members, but not earnings of lodgers, domestics, or sub-tenants.

I
Six levels of housing and conveniences have been arbitrarily selected, No. 1 being the lowest and No. 6 the highest.

Level 1 - Requiring external repair, or lacking private toilet and bath, or lacking electric light and having none of the following: gas or electric stoves, refrigerator, vacuum cleaner, telephone or automobile.

Level 6 - These households live in homes in good repair, with private toilet, bath and electric light and have all the conveniences listed above.

Levels 2-5 - Represent progressive gradations between one and six which are accompanied by steps upward in average earnings levels.

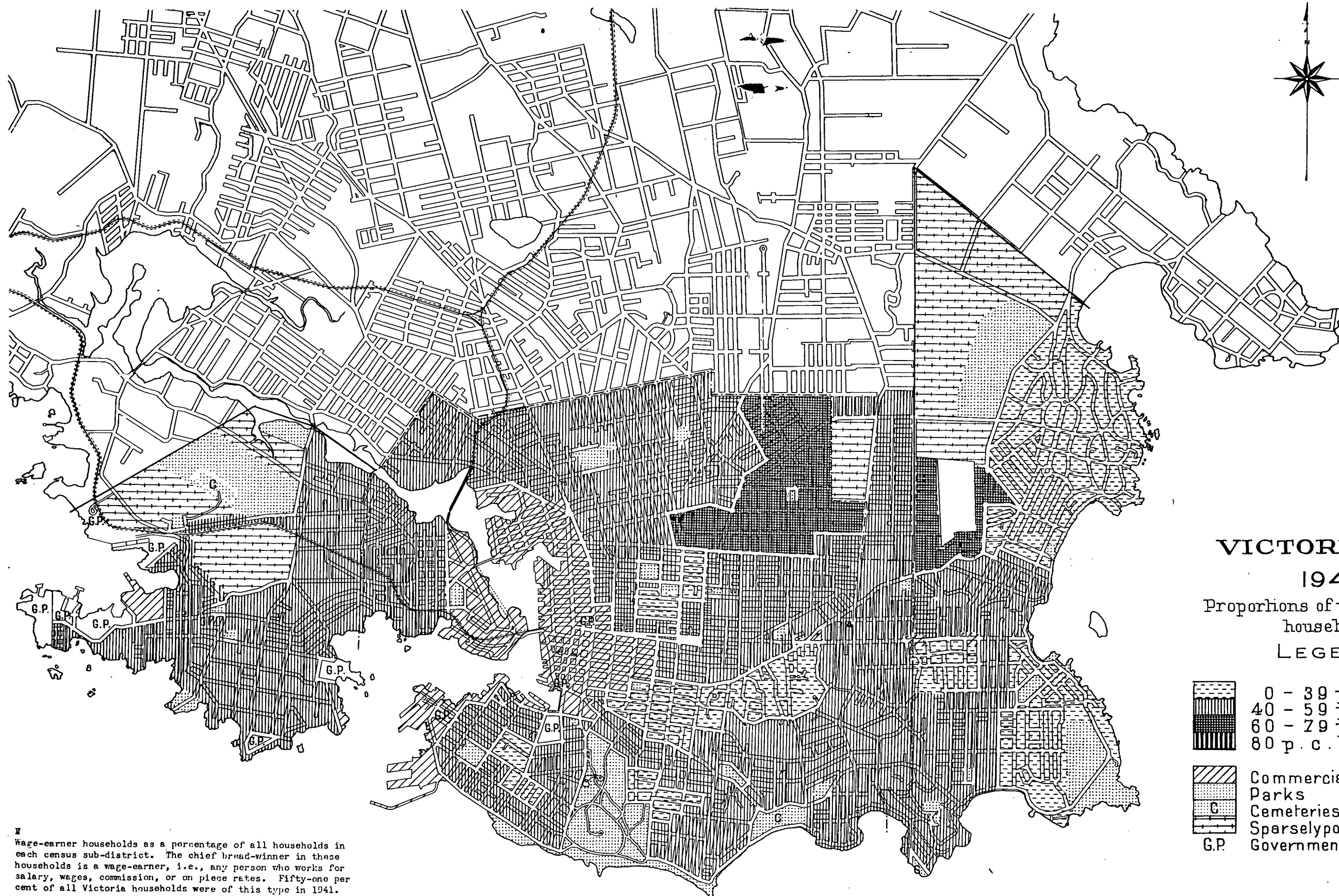


VICTORIA, B.C. 1941

Prevailing levels of
Housing and Conveniences

LEGEND

	Group 6
	" 5
	" 4
	" 3
	" 2
	" 1
	Commercial and Industrial Parks
	Cemeteries
	Sparsely populated
	G.P. Government Properties



VICTORIA, B.C.

1941

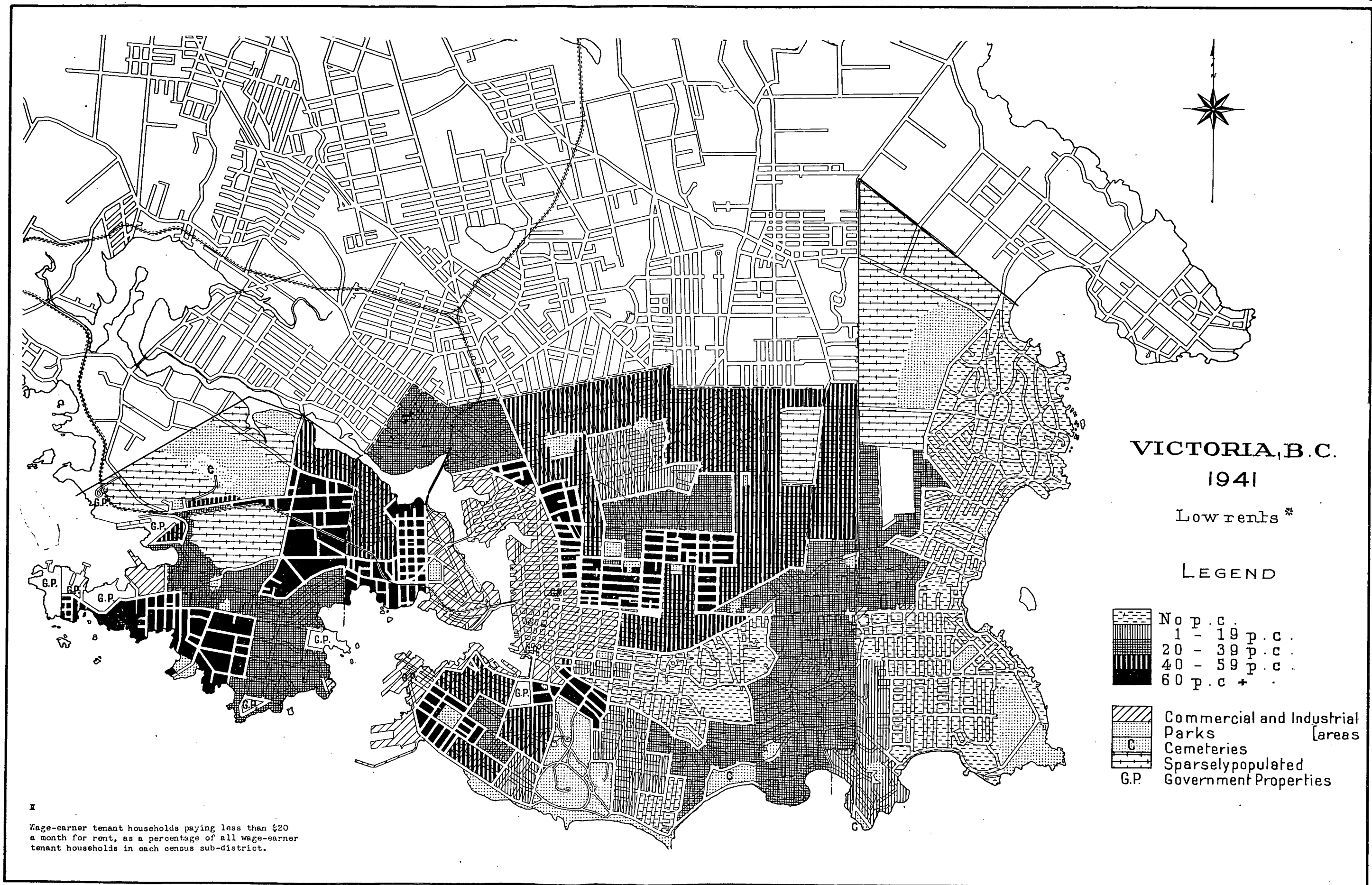
Proportions of wage-earner*
households

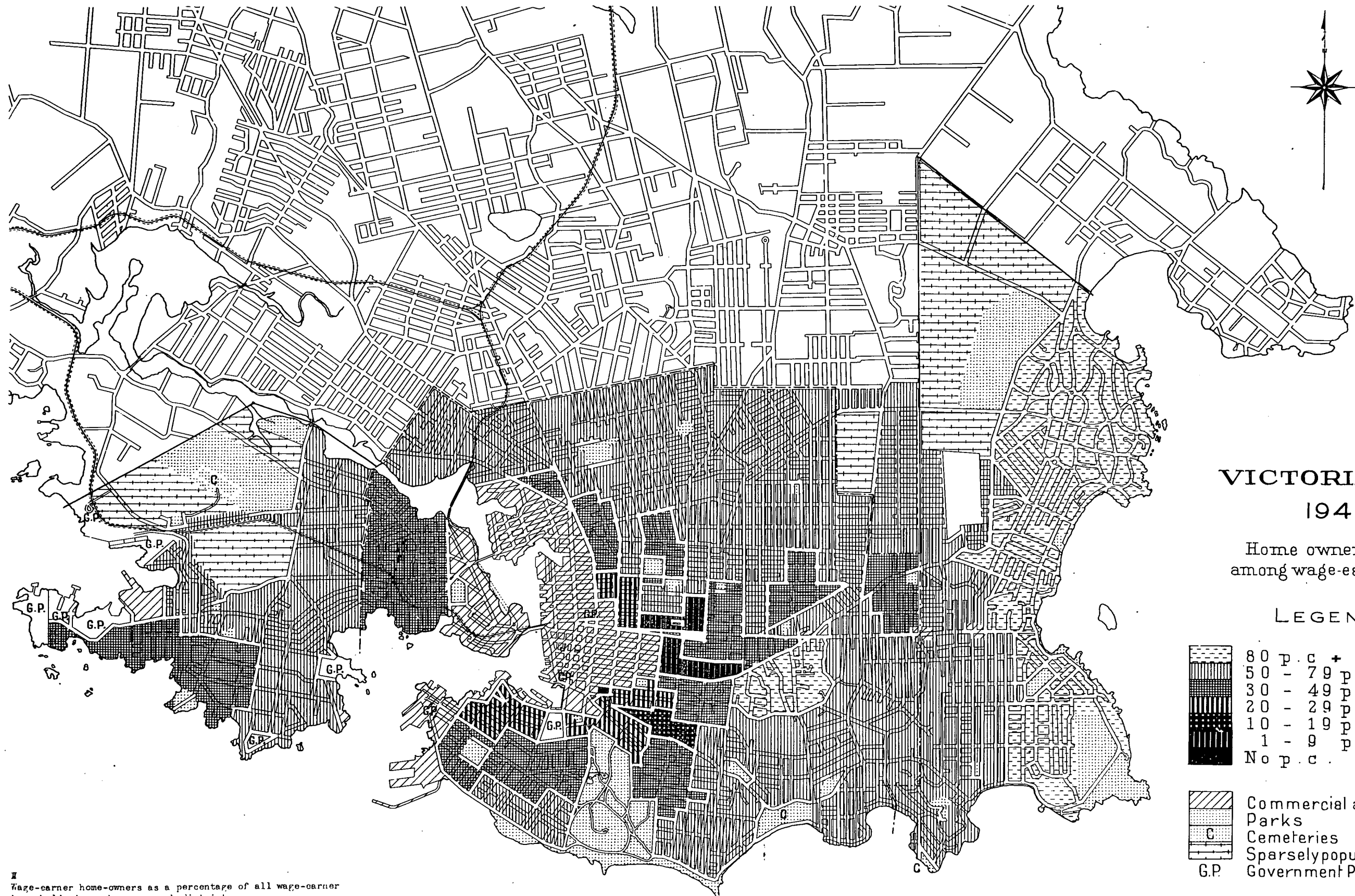
LEGEND

	0 - 39 p. c.
	40 - 59 p. c.
	60 - 79 p. c.
	80 p. c. +

	Commercial and Industrial Parks
	Cemeteries
	Sparsely populated areas
G.P.	Government Properties

* Wage-earner households as a percentage of all households in each census sub-district. The chief bread-winner in these households is a wage-earner, i.e., any person who works for salary, wages, commission, or on piece rates. Fifty-one per cent of all Victoria households were of this type in 1941.





VICTORIA, B.C. 1941

Home ownership
among wage-earners *

LEGEND

	80 p.c. +
	50 - 79 p.c.
	30 - 49 p.c.
	20 - 29 p.c.
	10 - 19 p.c.
	1 - 9 p.c.
	No p.c.

- Commercial and Industrial Parks [areas]
- Cemeteries
- Sparsely populated
- Government Properties

* Wage-earner home-owners as a percentage of all wage-earner households in each census sub-district.

Statistics Canada Library
Bibliothèque Statistique Canada



1010019936