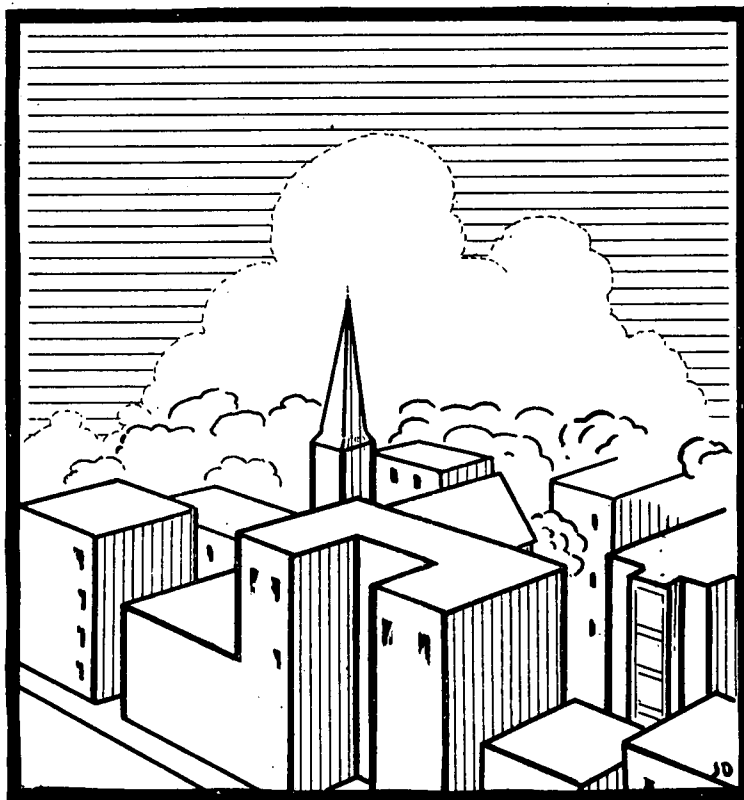




CANADA

OTTAWA



HOUSING ATLAS

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PREFATORY NOTE

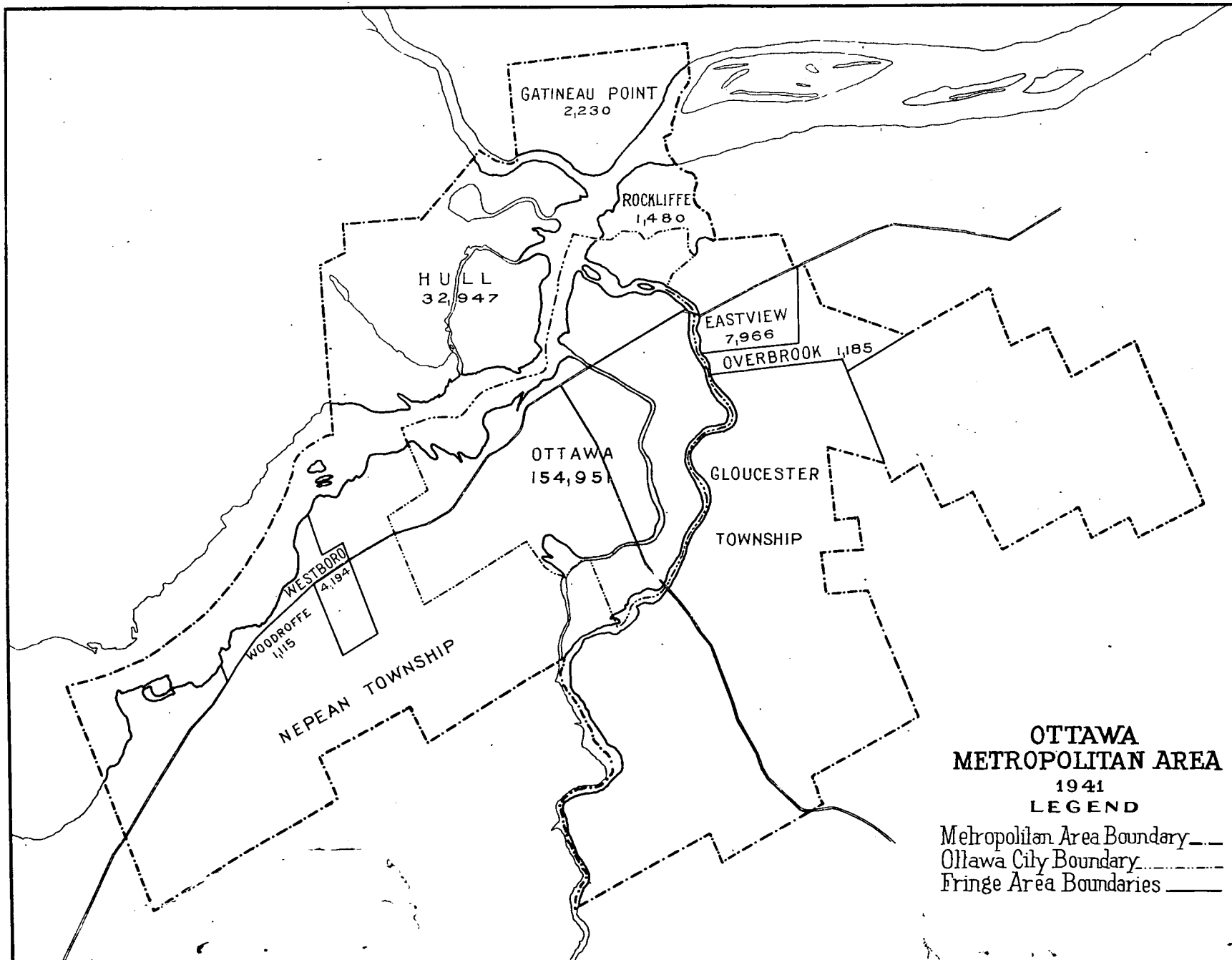
An experimental edition of an Ottawa housing atlas was issued in May, 1943. This publication is now out of print and meanwhile additional data have been compiled from the 1941 housing census records. The present atlas includes some of this new material. It is not an official publication for general distribution, but has been designed rather to summarize available census data for the study of housing in the Ottawa area.

S. A. Cudmore

S. A. CUDMORE,
DOMINION STATISTICIAN.

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HOUSING IN OTTAWA, 1941

Introductory:

In addition to the brief commentary on Ottawa housing which follows, this publication contains a statistical summary of 1941 housing data for Greater Ottawa and also a map record of housing within the city limits. 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.

Changes have taken place in Ottawa since June, 1941, and housing census records do not provide a completely accurate picture of the existing situation. However, they do give useful background material 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 Ottawa Housing, 1941

Statistical tables on pages 5 to 7 provide a summary of data collected during the 1941 housing census of every tenth occupied dwelling in the Ottawa metropolitan area. Besides the city of Ottawa proper, this area included Eastview; that part of Gloucester township including Billing's Bridge, Cyrville and Overbrook; Hull; that part of Nepean township including Highland Park, Westboro, Woodroffe and Britannia Heights; Gatineau Point; and Rockliffe Park. Except for data on earnings, the material in these tables covers all types of households, whereas the maps in the second section relate only to wage-earner households in the city. Households with wage-earner heads comprised 72.1 p.c. of all those in the metropolitan fringe and 66.4 p.c. of those in the city proper.

It has not been possible to provide separate tabular or map records for housing data in all of the suburban sections of the Ottawa metropolitan area. However, a brief summary of statistical material has been prepared to show differences in the characteristics of some of the more important ones and these have been located on the frontispiece map which indicates their 1941 population.

Some idea of the contrasts hidden in data presented for the Ottawa fringe area may be gained from the following statement. It shows the comparative importance of the main fringe components, indicating clearly the predominant position of Hull. Perhaps the most striking feature of the statement is the contrast between the unusually high proportion of home owners and the comparatively low average level of earnings in Overbrook. Earnings averages for satellite areas show marked variations which correspond fairly well with differences in average values of owner-occupied homes.

Summary of Population and Housing Data*, Ottawa and Principal Satellites, 1941

Area	Population	Number of Households	Average Earnings-Heads of Wage-Earner Households	Tenants' Average Monthly Rent	Average Value Owner-Occupied Dwellings	Percentage of Owner-Occupied Dwellings
Ottawa	154,951	32,535	\$ 1,760	\$ 33	\$ 4,570	p.c. 29.4
Hull	32,947	6,098	1,070	17	2,370	36.5
Gatineau Point.	2,230	437	880	9	1,160	66.7
Rockliffe	1,480	322	4,100	64	13,080	72.4
Eastview	7,966	1,581	990	17	1,840	40.0
Overbrook	1,185	271	1,480	-	2,750	88.5
Westboro	4,194	946	1,600	27	2,680	58.9
Woodroffe	1,115	302	1,430	24	2,600	44.8

* Except for population figures, all amounts have been estimated from a 10 per cent sample of household data. No other satellite area had a population of 1,000 persons in 1941, and the residual total in the fringe area numbered 8,954 persons.

The 1941 population of the Ottawa metropolitan community recorded by the census was 215,022. Of this total, 72 p.c. lived in the city and 28 p.c. in the metropolitan fringe. From 1931 to 1941 the growth of population in both fringe and city areas amounted to 22 p.c. This rate is much higher than for the average of the 12 combined metropolitan areas* of Canada.

In 1941 the Ottawa metropolitan community included 47,699 households of which 32,535 were in the city, and 15,164 were in the metropolitan fringe. In the city of Ottawa 29.4 p.c. of dwellings were occupied by the owners, and in the fringe area the corresponding percentage was 36.8. At the beginning of June, 1941 there were only 170 vacant dwellings in the city, 26 in Hull, and 8 in Eastview. Some of these almost certainly were unfit for human habitation, while others would be vacant only temporarily. Households in the fringe area had occupied present quarters for a slightly longer average period than those in the city proper, viz., 9.1 years as compared with 8.3 years. Part of the explanation is to be found in the higher proportion of home owners in the fringe area. Tenants move more frequently than home owners.

Description of Dwellings:

In the fringe area 60.7 p.c. of occupied dwellings were single houses, but in the city the percentage was only 40.1. Another 35.9 p.c. of dwellings in the city were flats or apartments, compared with 22.4 p.c. in the fringe area. In the city 27.0 p.c. of homes were in buildings with 4 or more dwelling units as compared with 7.7 p.c. in the fringe. The proportions of buildings surfaced with wood were 16.4 p.c. in the city, and 58.6 p.c. in the fringe area, while corresponding figures for brick construction were 74.3 p.c. and 24.4 p.c. In the city 12.0 p.c. and in the fringe 28.2 p.c. were in need of external repair, 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 large, averaging 6.0 rooms in the city, and 5.4 rooms in the fringe area. The six-room house was the most popular in both city and fringe. There were 17.0 p.c. of city homes and 12.3 p.c. of fringe homes with 8 rooms or more.

Description of Households:

In the housing census the household is defined as the complete group of persons occupying a dwelling unit. Not infrequently the household contains lodging families and may also include two or more separate housekeeping units in one dwelling. The number of lodging families in households is itself a rough index of crowding.

Households averaged 4.9 persons in the Ottawa fringe area and 4.5 persons in the city area. When compared with the corresponding averages of rooms per dwelling (5.4 and 6.0), these figures indicate an over-all average of more than one room per person. In the city, however, 17.4 p.c. of households had less than one room per person, and crowding may have been worse in the fringe area than in the city proper since dwellings contained fewer rooms and households were larger.

In the city 16.7 p.c. of the families kept lodgers, and 13.3 p.c. included lodging families. These figures varied considerably from those for the fringe area when corresponding figures were 4.9 p.c. and 9.9 p.c. The estimated number of households with lodging families was 6,600 in the Ottawa metropolitan area in 1941. This showed a considerable need for extra dwellings if all families were to live in separate dwelling units.

Dwelling Equipment and Conveniences:

A consideration of dwelling equipment and conveniences provides a rough basis for appraising the quality of city and fringe housing. Plumbing facilities differed considerably. Although 99.7 p.c. of city dwellings had running water, the fringe proportion was only 84.6 p.c. This difference was naturally reflected in bathing and toilet facilities. While more than 99 p.c. of city dwellers had the use of a flush toilet (either private or shared), the

* Halifax, Saint John, Quebec City, Montreal, Ottawa, Toronto, Hamilton, London, Windsor, Winnipeg, Vancouver, and Victoria.

corresponding proportion for fringe dwellings was 73.7 p.c. Similarly 92.8 p.c. of city dwellings had bathtubs or showers (private or shared), while only 47.9 p.c. of fringe dwellings possessed them. Proportions of shared toilets and baths were higher in the city than in the fringe area, reflecting higher proportions of households with lodging families.

In city dwellings hot air furnaces were the usual source of heat, followed by steam or hot water furnaces; these two types heated 41.7 p.c. and 38.2 p.c. of the dwellings respectively. Stoves heated the remaining 20.1 p.c. of city dwellings. In the fringe area stoves heated 71.0 p.c. of dwellings, followed by hot air furnaces, which heated 19.1 p.c. and steam or hot water which heated 9.9 p.c.

Gas or electricity were the cooking fuels used in 86.0 p.c. of city dwellings, and in 45.5 p.c. of fringe dwellings. Practically all metropolitan homes were lighted by electricity. There were 17.0 p.c. of fringe dwellings with no refrigeration facilities as compared with 8.4 p.c. of those in the city.

A further index of economic status was provided by proportions of dwellings with radio, vacuum cleaner, telephone, and automobile. In the city 27.0 p.c. of households had all four of these conveniences, while the corresponding percentage for the fringe area was 10.4.

Owner-Occupied Homes - Value, Mortgage Outstanding, Taxes:

Ottawa was second only to Outremont in the average value of owner-occupied homes. The average values were \$2,980 in the fringe area, and \$4,568 in the city. In the city 48.8 p.c. were encumbered with mortgages as compared with 32.8 p.c. in the fringe area, the respective average amounts of mortgage principal outstanding being \$2,102 and \$1,551. Interest rates on fringe mortgages averaged 5.9 p.c. and on city mortgages 5.5 p.c. Whereas average home values in the city of Ottawa were 53.3 p.c. higher than those of the fringe area, annual tax payments were 59.3 p.c. higher, averaging \$172 in the city proper and \$108 in the fringe area.

Rents:

Ottawa was a comparatively high rent area in 1941. In the city, average monthly rents were \$33, and in the fringe area, \$19. Only Outremont and Toronto among cities of more than 30,000, had average rents as high as those in Ottawa. The distribution of rents in the Ottawa metropolitan area made a scattered pattern, with 13.7 p.c. of tenants paying from \$15-\$19, and 13.1 p.c. from \$25-\$29. However, the percentage of householders paying \$35 or more per month was 46.7 in the city, and only 6.5 in the fringe.

Earnings of Wage-Earner Families:

As already noted, wage-earner families comprised 66.4 p.c. of all households in Ottawa city and 72.1 p.c. of those in the surrounding fringe. They provide an index of the earning power of the city as a whole, since a good proportion of the remaining households are headed by small independent enterprisers who balance the more wealthy but comparatively small group of employers. Earnings of wage-earner families averaged \$1,640 in the fringe area and \$1,953 in the city proper. Current figures no doubt are slightly higher, but 1941 levels may have some significance for post-war housing plans.

Tenant Rent-Earnings Relationships:

Regardless of whether homes are to be built for renting or for sale, relationships between rents and earnings are an important consideration. One-fifth of income is a reasonable maximum proportion which can be devoted to shelter costs for families with income 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 without lodgers. Tenant households of this type in the Ottawa metropolitan area numbered approximately 22,100 out of a total of about 32,500 tenant households of all kinds. The remaining 10,400 included at least 4,100 tenant households composed of two or more families, a group

in which rent-earnings relationships are typically less satisfactory than that for the single family type.

In the Ottawa metropolitan area, one-third of single wage-earner families received \$1,200 or less in 1941, while another third received from \$1,201 to \$2,000. Family earnings averages in the lower- and middle-thirds of the wage-earner group amounted to \$760 and \$1,558 respectively. These figures are of special significance in considering the distribution of rents in the lower- and middle-third earnings group.

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

Monthly Rent \$		Lower-Third Wage-Earner Families	Middle-Third Wage-Earner Families
		(Percentage of Families)	
- 20	.....	50.6	25.4
20 - 34	.....	36.2	38.1
35 +	.....	13.2	36.5
Estimated Number of Single Family Households (without lodgers)...		7,400	7,400

Families with average incomes of \$760 cannot afford monthly shelter costs averaging more than \$12.67 if one-fifth of income be accepted as the upper limit which may reasonably be devoted to shelter. Likewise families with average income of \$1,558 can afford monthly shelter costs averaging not more than \$25.97.

Actual rents for tenants in the lower third of the Ottawa single family earnings range, i.e., \$1,200 a year or less, averaged \$19 a month. This was about 50 p.c. more than the estimated amount they could afford. In 1941 it is probable that there were more than 10,000 tenant households of all kinds in this earnings group, about 8,000 of which were paying more than 20 p.c. (or \$12.67) of income for shelter. In the middle earnings range (from \$1,201 to \$2,000 a year) the situation was better. Rents averaged \$28 a month as compared with \$22.85, representing one-fifth of earnings. About 3,000 tenant households in this group were estimated to have exceeded one-fifth of income for shelter.

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 Ottawa were paying higher rents than a normal distribution of income would warrant.

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

HOUSING DATA - GREATER OTTAWA, 1941

MONTHLY RENTALS				VALUE OF OWNER-OCCUPIED HOMES				ANNUAL MORTGAGE *PAYMENTS ON OWNER-OCCUPIED HOMES						
Amount \$	Percentage of Homes C. F. M.A.			Value \$	Percentage of Homes C. F. M.A.			Amount \$	Percentage of Homes C. F. M.A.					
0	2.0	2.6	2.1	1 - 999	1.9	19.2	8.3	1 - 499	86.9	90.9	88.0			
1 - 9 .....	.6	10.9	2.8	1000 - 1999	7.5	31.2	16.3	500 - 999	10.7	7.4	9.8		
10 - 14	4.3	26.2	9.1	2000 - 2999	15.2	17.7	16.2	1000 - 1499	1.2	1.7	1.3			
15 - 19	9.0	29.9	13.7	3000 - 3999	16.5	12.0	14.8	1500 - 1999 .....	.3	-	.2		
20 - 24	9.1	11.1	9.5	4000 - 4999	17.0	4.6	12.4	2000 + .....	.9	-	.7		
25 - 29	14.6	7.8	13.1	5000 - 5999	12.7	5.5	10.0	Average Payments* .. \$252. \$187. \$235.						
30 - 34	13.7	5.0	11.9	6000 - 6999	10.5	2.2	7.4	*Includes both interest and principal.						
35 - 39	13.6	2.3	11.1	7000 - 7999	6.3	1.1	4.4	MORTGAGE INTEREST RATES ON OWNER OCCUPIED HOMES (on Mortgages Outstanding)						
40 - 49	16.2	2.1	13.1	8000 - 10999	8.8	2.6	6.5	Rate	Percentage of Homes C. F. M.A.					
50 - 59	8.6	.8	6.9	11000 - 15999	2.6	1.7	2.3	4 per cent	3.3	8.5	4.6			
60 +	8.3	1.3	6.7	16000 +	1.0	2.2	1.4	5 " "	56.5	34.1	50.8			
Total Rented Dwellings 22,957 9,589 32,546				Total Owned Dwellings 9,578 5,575 15,153				6 " "				24.8	22.5	24.2
Average Monthly Rent. \$ 33. \$ 19. \$ 30.				Average Value .....\$4,568. \$2,980. \$3,931.				7 " "				14.8	27.1	18.0
PERCENTAGE OF ALL TENANT HOMES FOR WHICH RENT INCLUDES SPECIFIED SERVICES				MORTGAGE OUTSTANDING ON OWNER-OCCUPIED HOMES				8 " "3	5.4	1.6
Service	Percentage of Homes C. F. M.A.			Amount \$	Percentage of Homes C. F. M.A.			9 " "3	1.6	.6
Use of				1 - 999	17.3	44.1	24.3	10 +				-	.8	.2
Furniture	3.8	2.3	3.4	1000 - 1999	26.8	21.7	25.5	Average Rate - Per Cent				5.5	5.9	5.6
Heat	39.1	9.2	32.2	2000 - 2999	25.5	9.7	21.4	ANNUAL TAX PAYMENTS ON OWNER-OCCUPIED DWELLINGS						
Garage	27.0	19.0	25.1	3000 - 3999	14.4	10.4	13.3	Amount \$	Percentage of Homes C. F. M.A.					
				4000 - 4999	8.5	6.7	8.0	1 - 199	71.0	91.2	78.4			
				5000 - 5999	4.0	3.0	3.7	200 - 399	25.5	5.7	18.2			
				6000 - 6999	1.9	2.2	2.0	400 - 599	2.3	2.3	2.3			
				7000 - 7999 .....	.3	1.5	.6	600 - 799 .....	.6	.2	.5	
				8000 - 8999 .....	.5	-	.4	800 - 999 .....	.2	.4	.3	
				9000 + .....	.8	.7	.8	1000 - 1199	-	-	-		
TABLE 1				Estimated Number of Owner-Occupied Homes Mortgaged 4,700 1,800 6,500				1200 +4	.2	.3
				Average Amount .....\$2,102. \$1,551. \$1,997				Average Payments ... \$172. \$108. \$149.						
				Percentage of Owner-Occupied Homes Mortgaged 48.8 32.8 43.2										
Owner-Occupants ... 39.4 36.8 31.8														
Tenants Occupants.. 70.6 63.2 68.2														
Total Number of Occupied Dwellings 32,535 15,164 47,699														

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

HOUSING DATA - GREATER OTTAWA, 1941

ROOMS PER DWELLING - ALL DWELLINGS				PERSONS PER HOUSEHOLD - ALL HOUSEHOLDS			
No. of Rooms	Percentage of Dwellings			No. of Persons	Percentage of Households		
	C.	F.	M.A.		C.	F.	M.A.
1	.8	1.5	1.0	1	4.2	2.1	3.7
2	2.8	5.0	3.4	2	17.1	14.1	16.3
3	8.9	9.5	9.0	3	18.9	17.2	18.5
4	12.7	18.3	14.2	4	18.0	18.6	18.1
5	15.3	17.5	15.9	5	14.6	15.5	14.8
6	26.0	24.1	25.5	6	9.6	10.6	9.9
7	16.5	11.8	15.3	7	6.4	8.2	6.9
8	6.5	6.6	6.5	8	3.9	5.8	4.4
9	5.1	2.8	4.5	9	2.5	2.4	2.4
10	2.1	1.4	1.9	10	1.6	1.4	1.5
11 +	3.3	1.5	2.8	11	1.1	1.7	1.3
				12 +	2.1	2.4	2.2
Number of Dwellings	32,535	15,164	47,699	Number of Households	32,535	15,164	47,699
Average Number of Rooms	6.0	5.4	5.8	Average Number of Persons	4.5	4.9	4.6

PROPORTION OF DWELLINGS IN BUILDINGS WITH SPECIFIED NUMBERS OF DWELLING UNITS				YEARS IN PRESENT DWELLING - ALL HOUSEHOLDS			
Dwelling Units per Building	Percentage of Households			Years	Percentage of Households		
	C.	F.	M.A.		C.	F.	M.A.
1	40.2	61.2	46.0	Under 1 Year	5.1	9.5	6.3
2	23.2	24.4	23.5	1	18.9	19.4	19.0
3	9.6	6.7	8.8	2	13.0	8.6	11.8
4 - 10	19.2	7.1	15.9	3	9.1	8.5	8.9
11 - 15	2.3	.6	1.8	4	6.4	5.1	6.1
16 +	5.5	-	4.0	5	5.9	3.5	5.2
				6 - 10	13.8	13.7	13.8
Number of Dwellings	32,535	15,164	47,699	11 - 15	8.6	7.8	8.4
				16 - 20	7.0	7.7	7.2
				21 - 30	7.5	10.8	8.4
				31 +	4.7	5.4	4.9
				Number of Households	32,535	15,164	47,699
				Average Number of Years	8.3	9.1	8.5

HEATING SYSTEM - ALL DWELLINGS				COOKING FUEL - ALL DWELLINGS			
Kind	Percentage of Dwellings			Kind	Percentage of Dwellings		
	C.	F.	M.A.		C.	F.	M.A.
Steam or Hot Water	38.2	9.9	30.6	Gas or Electricity	86.0	45.5	75.0
Hot Air	41.7	19.1	35.6	Wood	12.5	51.7	23.2
Stove	20.1	71.0	33.8	Coal	1.3	2.1	1.5
				Coal Oil or Other	.2	.7	.3
Number of Dwellings	32,535	15,164	47,699	Number of Dwellings	32,535	15,164	47,699

SUMMARY OF CONDITIONS AND CONVENIENCES

Dwellings	Percentage of Dwellings		
	C.	F.	M.A.
1. Needing external repair	12.0	28.2	16.4
2. With electric lighting	99.9	96.6	99.0
3. With running water	99.7	84.6	95.6
4. With mechanical refrigeration	49.9	22.4	42.4
5. With ice refrigeration	40.9	57.2	45.3
6. With gas or electric cooking	86.0	45.5	75.0
7. With private flush toilet	90.4	68.7	84.6
8. With shared flush toilet	9.2	5.0	8.1
9. With private bathtub or shower	84.9	44.9	74.0
10. With shared bathtub or shower	7.9	3.0	6.6
11. With telephone	74.0	38.9	64.4
12. With electric vacuum cleaner	48.7	19.0	40.6
13. With automobile	40.4	30.0	37.6
14. With radio	92.5	84.5	90.3
15. With 11, 12, 13 and 14 above	27.0	10.4	22.5

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

HOUSING DATA - GREATER OTTAWA, 1941

OCCUPATIONAL STATUS OF HOUSEHOLD HEADS

Status	Percentage of Households		
	C.	F.	M.A.
Wage-Earner	66.4	72.1	68.0
Own Account	9.7	9.8	9.7
Employer	1.5	3.0	1.9
Retired	8.3	6.5	7.8
No Pay	-	-	-
Other Income	1.0	.5	.9
Homemaker	13.1	8.1	11.7
Total Number of Households	32,535	15,164	47,699

HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGERS

Lodgers	Percentage of Households		
	C.	F.	M.A.
1	50.0	82.8	53.3
2	23.1	10.3	21.8
3 +	26.9	6.9	24.9
Estimated Number of Households with Lodgers	5,400	600	6,000

HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGING FAMILIES

Lodging Families	Percentage of Households		
	C.	F.	M.A.
1	81.5	94.0	84.3
2	12.7	4.3	10.8
3 +	5.8	1.7	4.9
Estimated Number of Households with Lodging Families	4,300	1,400	5,700

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

Earnings per Person \$	Average Number of Rooms per Person
0 - 99 .....	.9
100 - 199 .....	.8
200 - 299	1.0
300 - 399	1.2
400 - 499	1.3
500 - 599	1.3
600 - 699	1.6
700 - 799	1.7
800 - 899	1.8
900 - 999	2.0
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	6.2	15.9	10.4
500 - 999	14.0	23.0	16.6
1000 - 1499	26.3	35.4	29.0
1500 - 1999	21.3	14.6	19.4
2000 - 2499	13.7	5.9	11.4
2500 - 2999	4.7	1.5	3.8
3000 - 3999	6.8	1.7	5.3
4000 - 4999	2.6	1.0	2.1
5000 - 5999	1.2	.5	1.0
6000 +	1.2	.5	1.0

Estimated Number of Families	20,800	10,400	31,200
Average Earnings	\$1,757.	\$1,241.	\$1,608.

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

Amount \$	Percentage of Families		
	Owners	Tenants	Total
0 - 499	6.2	8.8	8.2
500 - 999	7.5	16.1	14.0
1000 - 1499	20.6	28.1	26.3
1500 - 1999	22.0	21.1	21.3
2000 - 2499	19.7	11.8	13.7
2500 - 2999	5.8	4.3	4.7
3000 - 3999	11.3	5.3	6.8
4000 - 4999	3.6	2.3	2.6
5000 - 5999	1.7	1.1	1.2
6000 +	1.7	1.1	1.2

Estimated Number of Families	4,900	15,900	20,800
Average Earnings	\$2,096.	\$1,652.	\$1,757.

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	8.2	16.3
500 - 999	14.0	25.6
1000 - 1499	26.3	33.2
1500 - 1999	21.3	17.2
2000 - 2499	13.7	5.4
2500 - 2999	4.7	1.9
3000 - 3999	6.8	.8
4000 - 4999	2.6	.3
5000 - 5999	1.2	.3
6000 +	1.2	-

Average Earnings	\$1,757.	\$1,153
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OTTAWA 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 fourth 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 and 2. Reference Maps - These maps have 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.

3. 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.

4. 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 Ottawa residential areas.

5. 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. In 1941 there were three main areas where 30 p.c. or over of households were crowded. One of these was in what is known as Lower Town, and the two others were in the western part of the city.

6. 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.

7. 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.)

8. 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 Ontario for the six levels of housing and living conveniences were as follows in 1941.

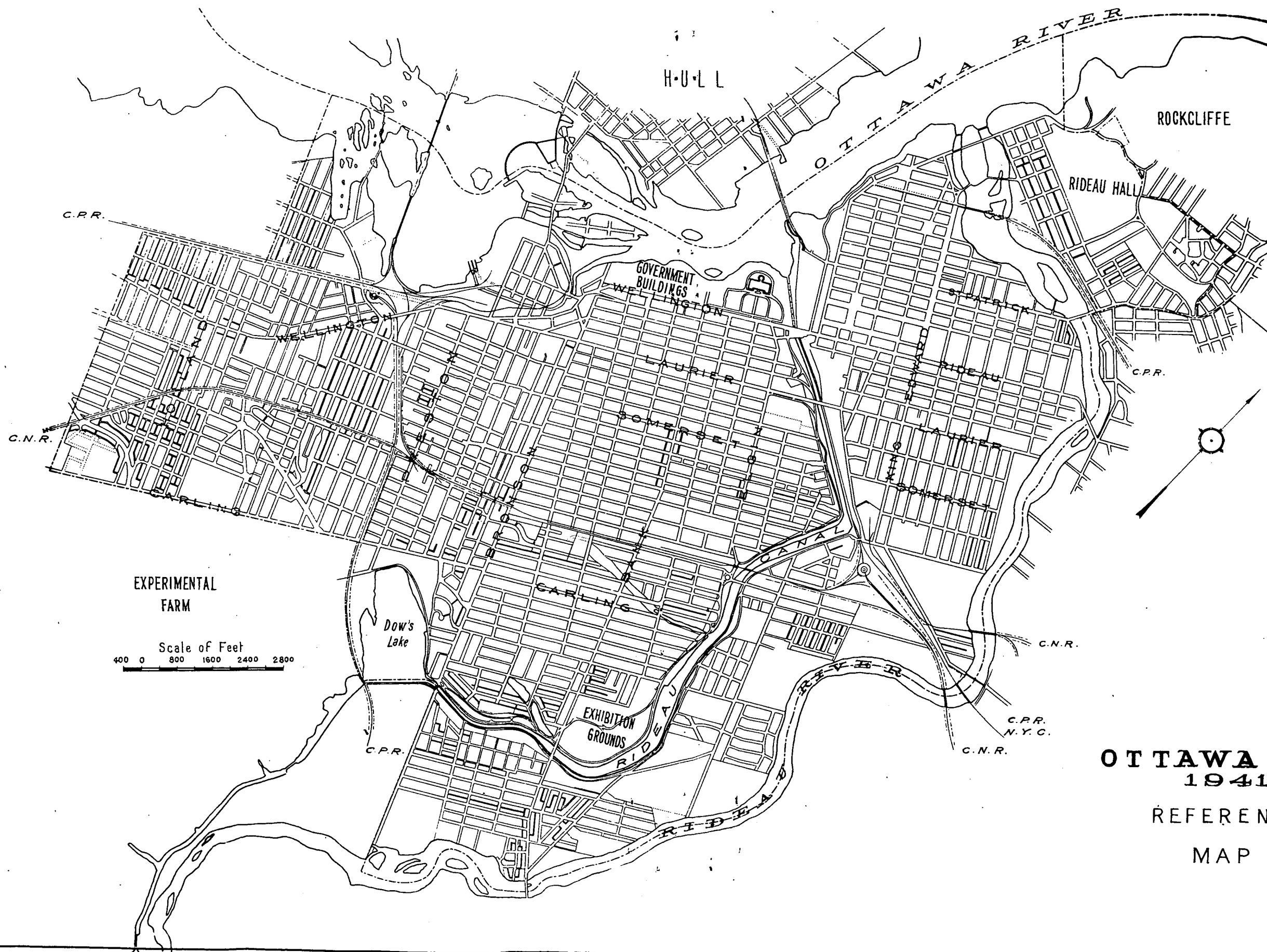
	\$		\$
Level 1	1,083	Level 4	1,708
" 2	1,200	" 5	1,832
" 3	1,454	" 6	2,497

9. 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.

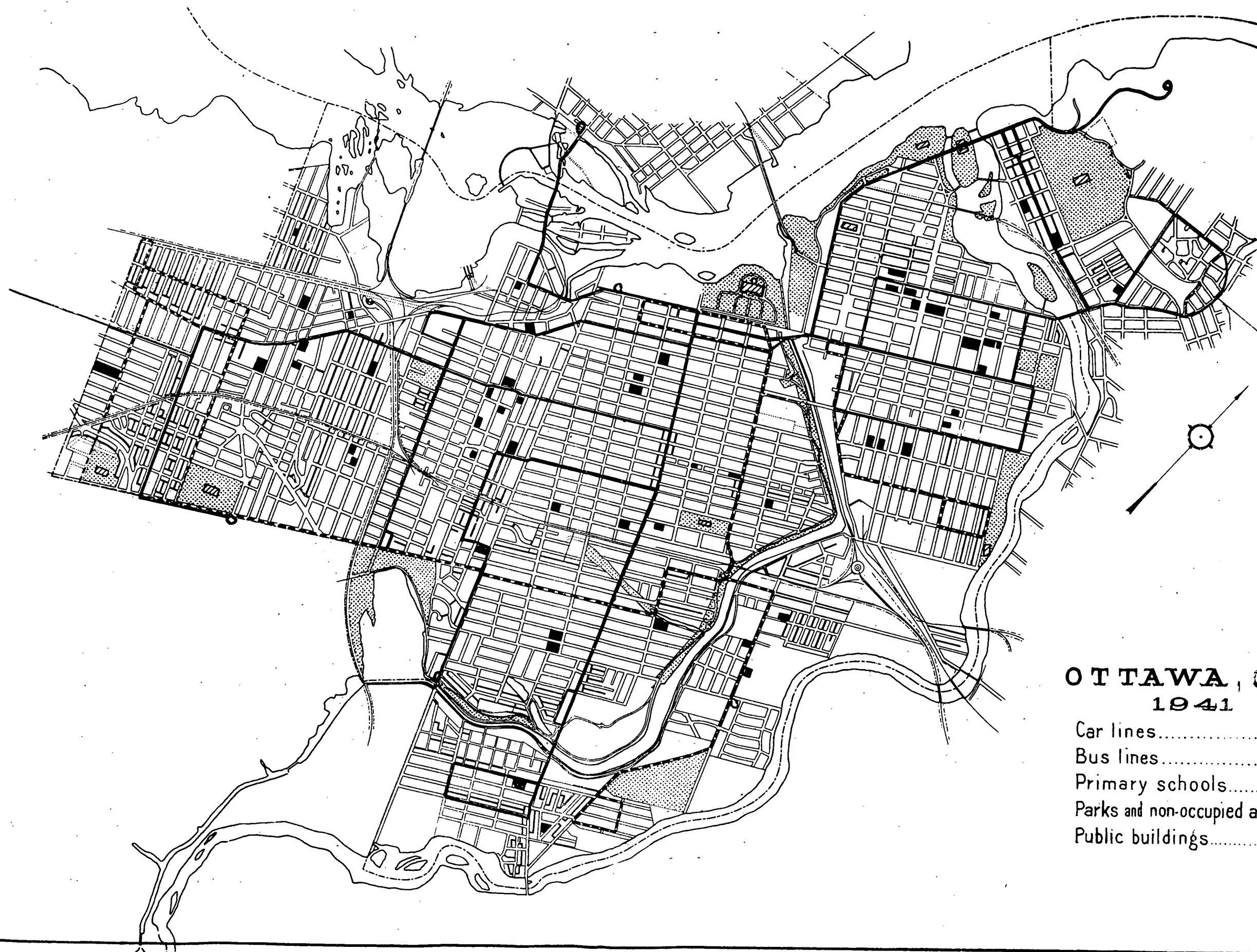
10. Owner-Occupied Homes - This map may be used for two purposes. The shading for tenant-occupied dwellings would be roughly reversed from that shown for owner-occupied dwellings. Tenure, earnings, and standards maps show generally similar patterns.

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 nearly 70 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.

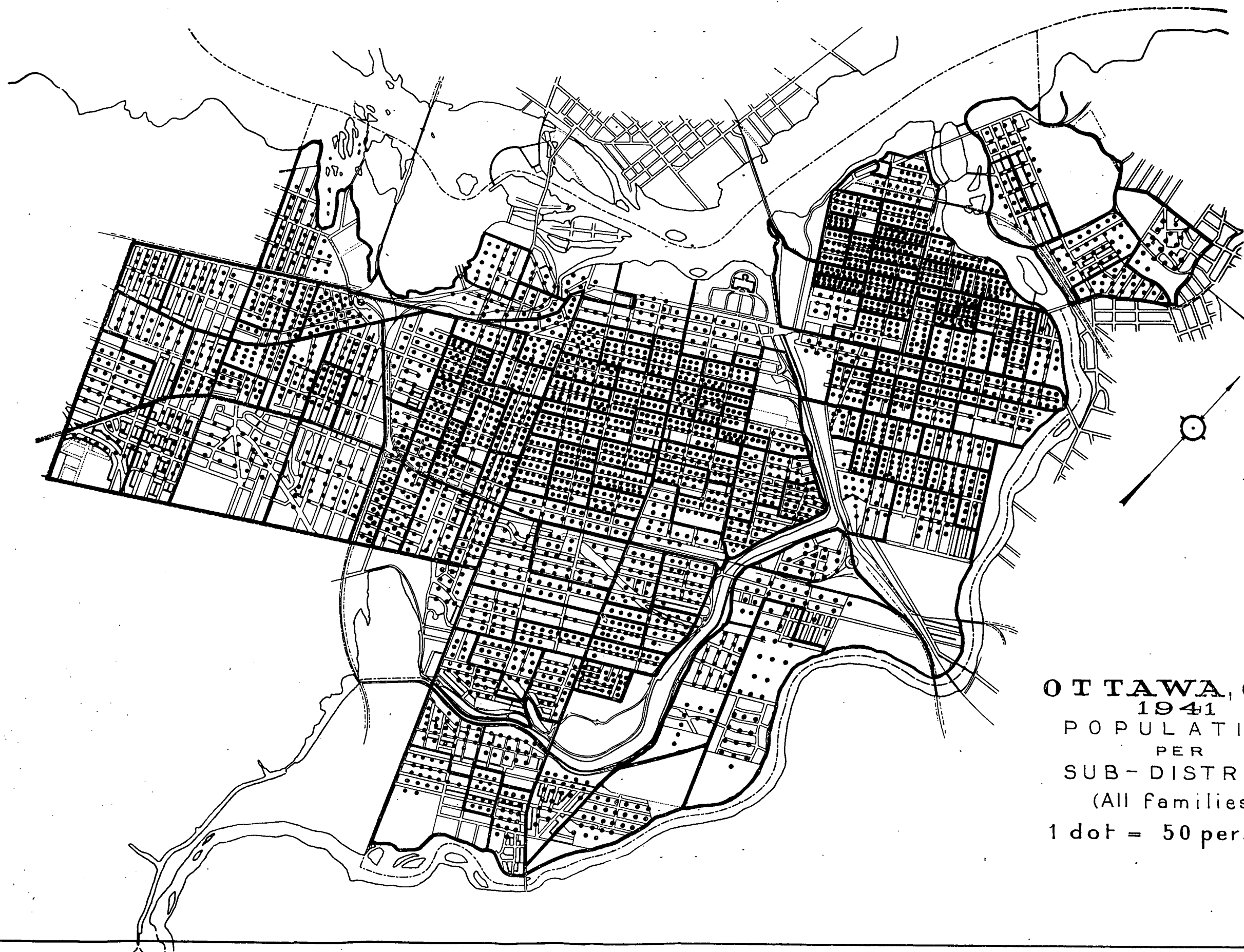


OTTAWA, ONT.
1941
REFERENCE
MAP

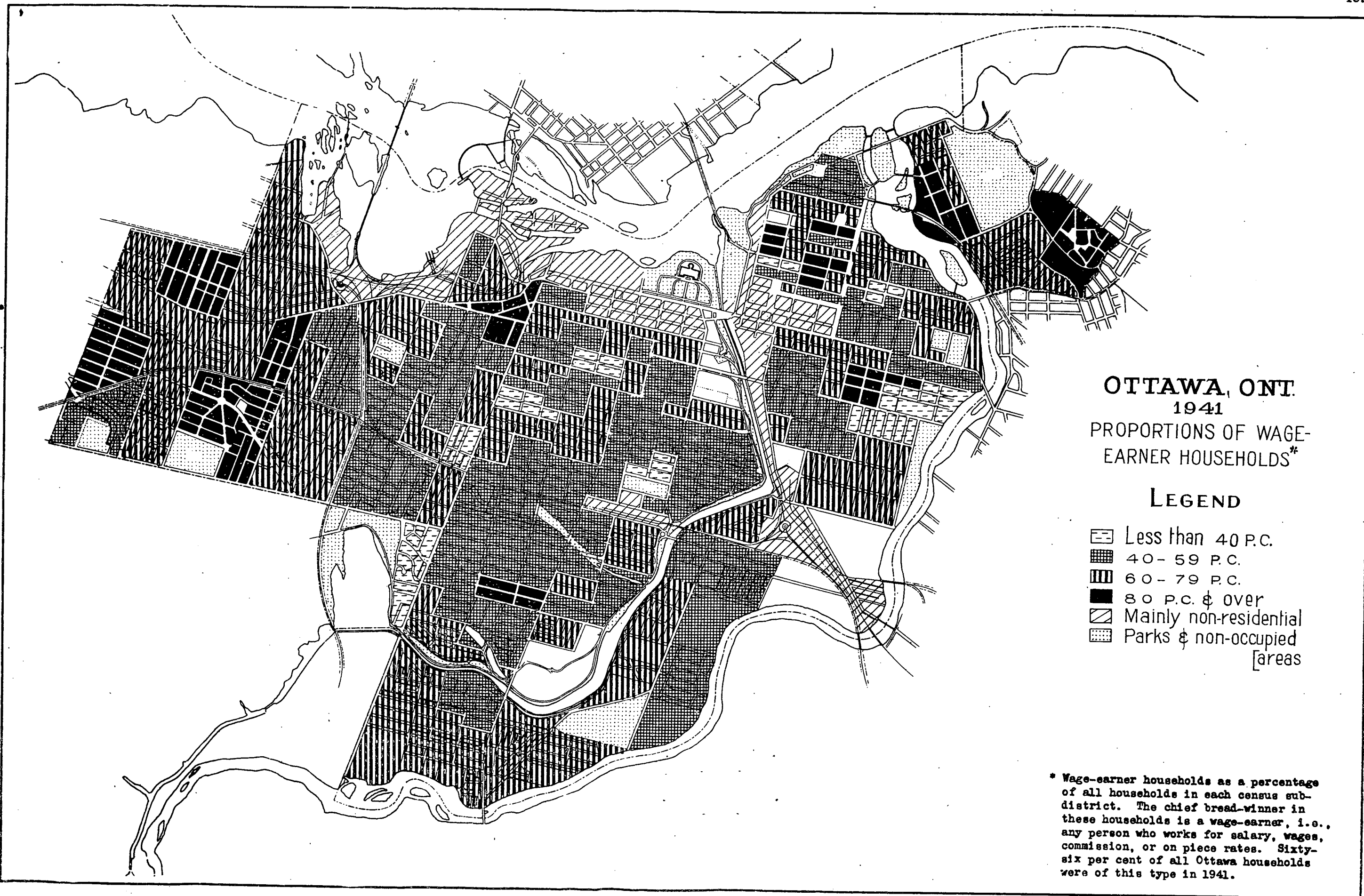


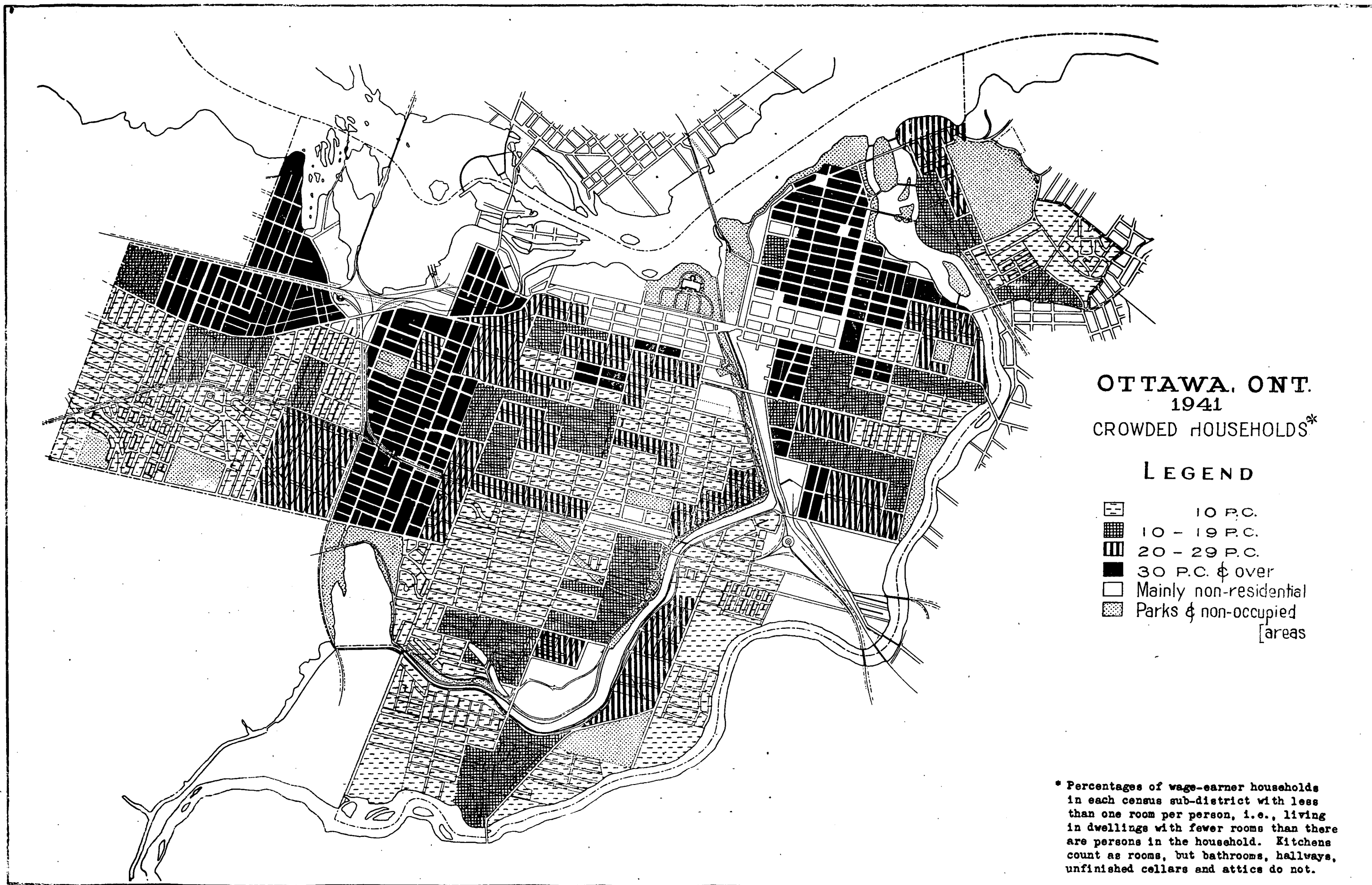
OTTAWA, ONT
1941

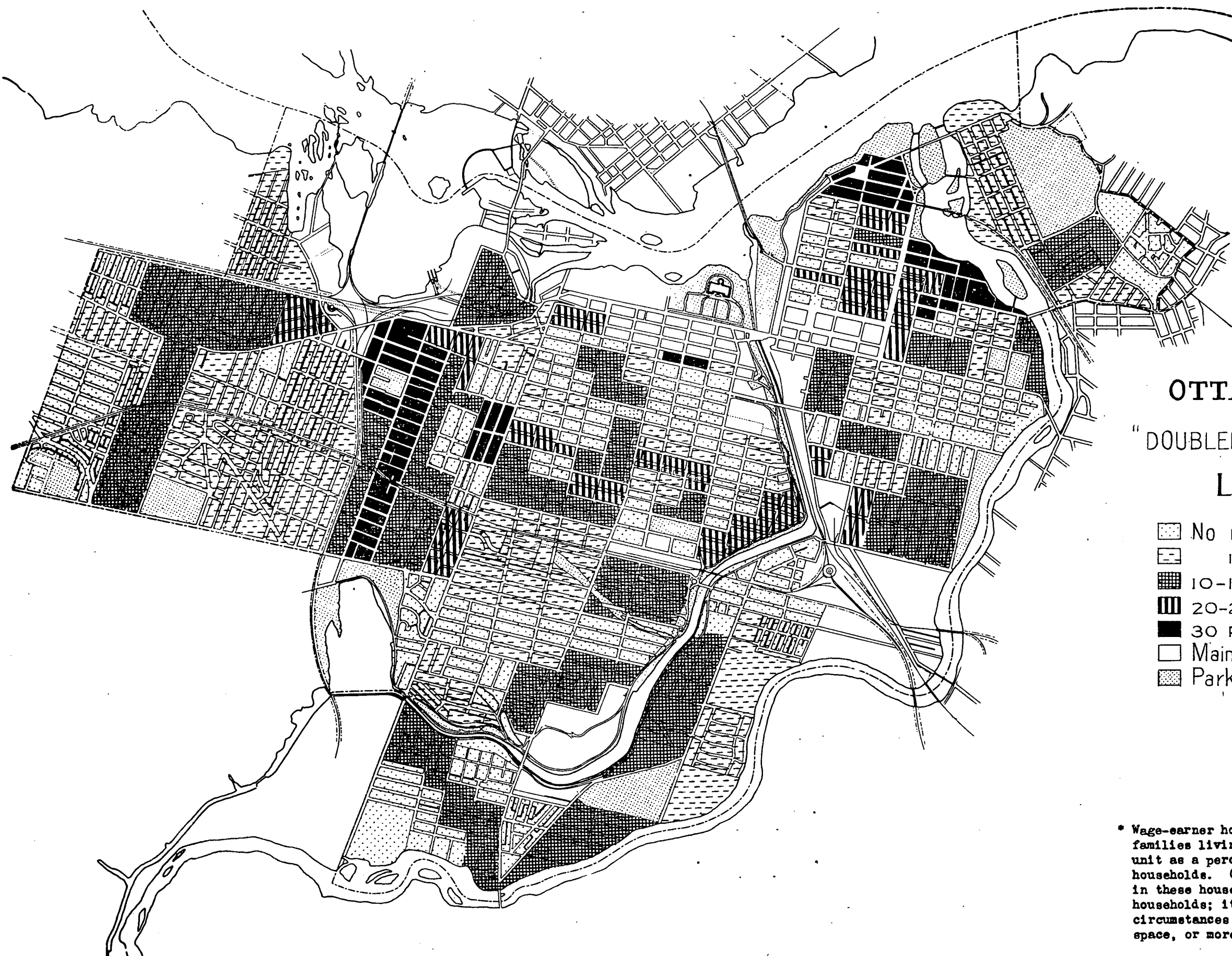
- Car lines.....—
Bus lines.....- - -
Primary schools.....■
Parks and non-occupied areas.....●
Public buildings.....▨



OTTAWA, ONT.
1941
POPULATION
PER
SUB-DISTRICT
(All families)
1 dot = 50 persons





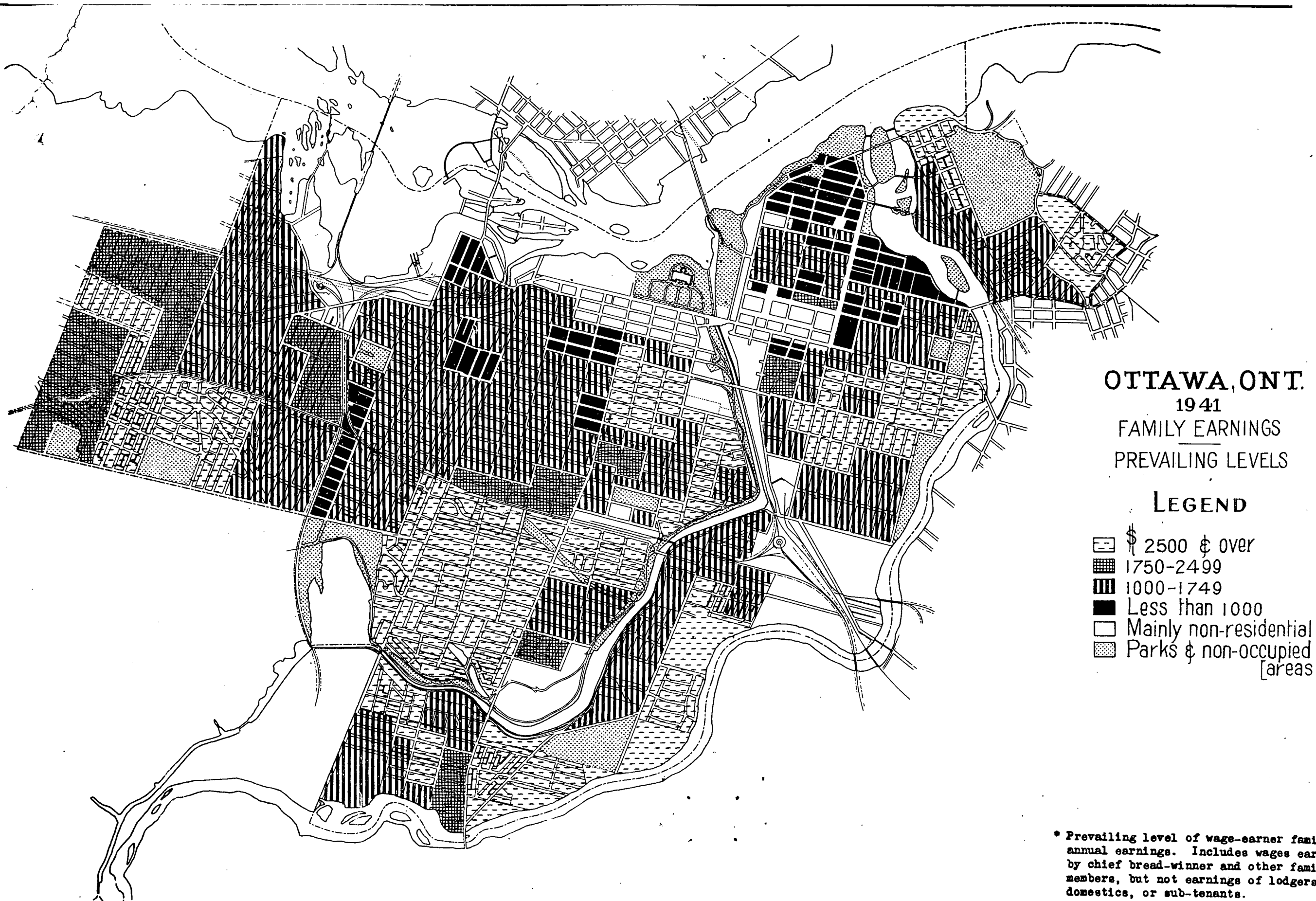


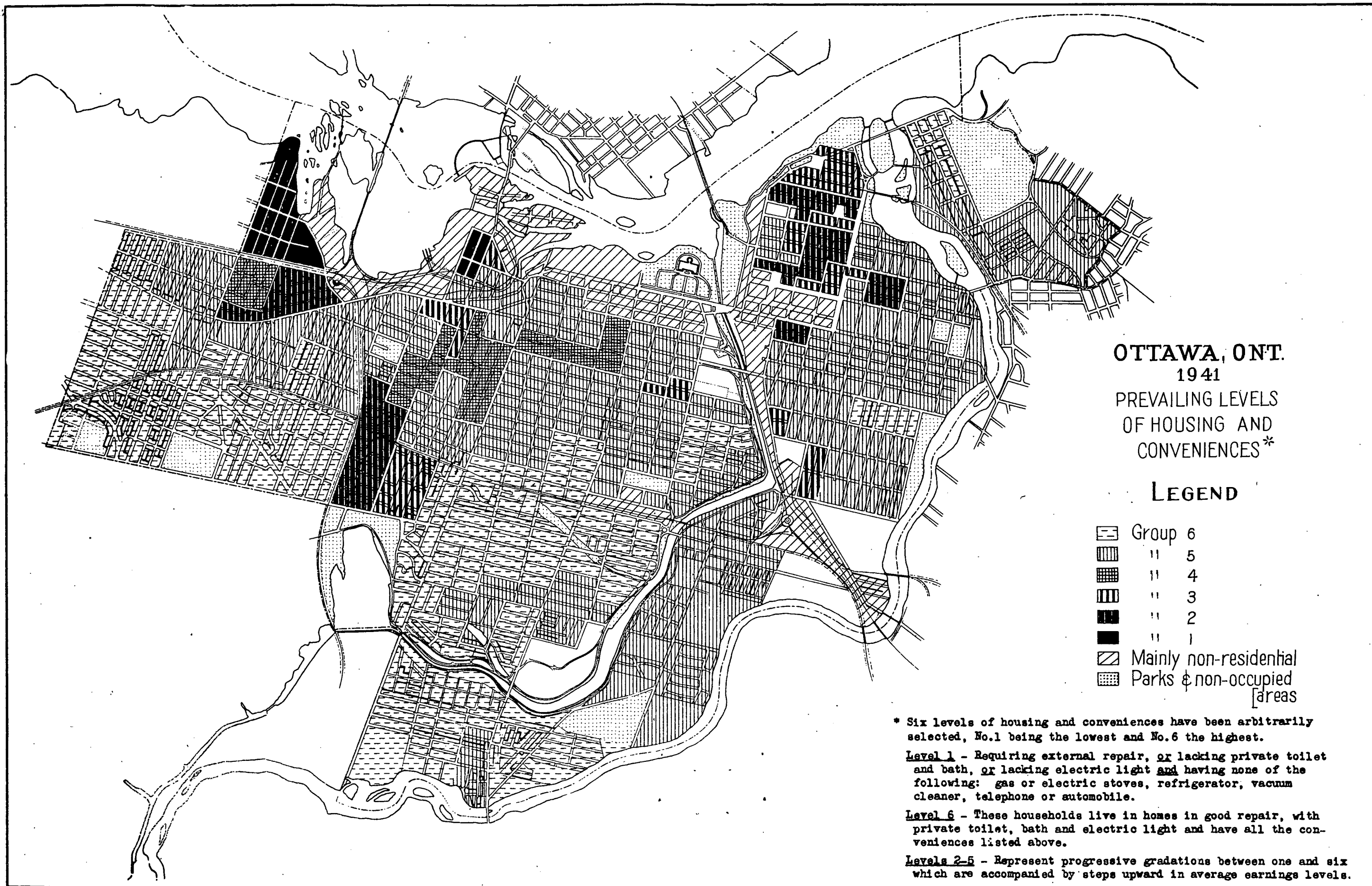
OTTAWA, ONT.
 1941
 "DOUBLED-UP" FAMILIES*

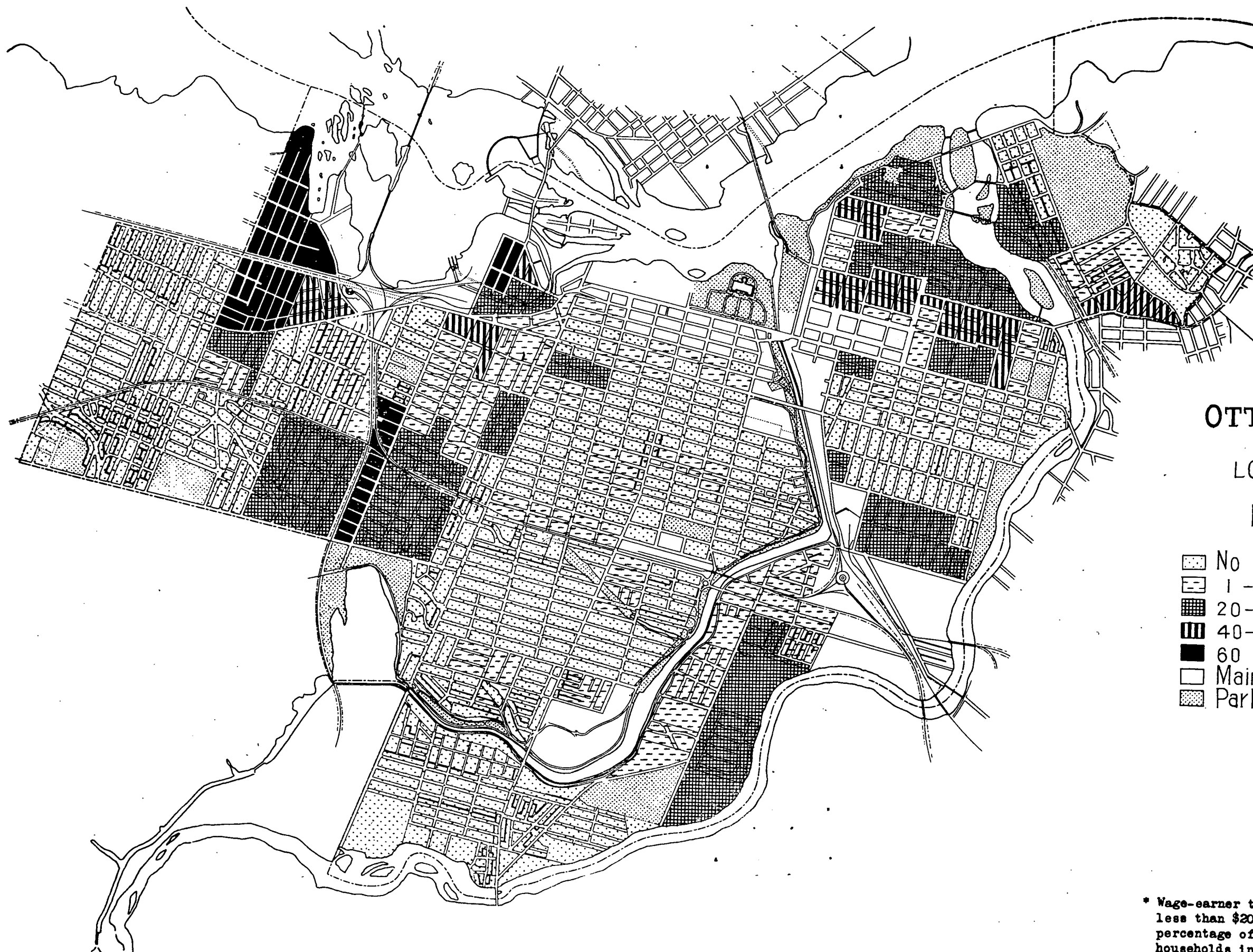
LEGEND

- No P.C.
- 10 P.C.
- ▨ 10-19 P.C.
- ▩ 20-29 P.C.
- 30 P.C. & over
- Mainly non-residential
- ▨ Parks & non-occupied areas

* Wage-earner households with two or more families living together in one dwelling unit as a percentage of all wage-earner households. Crowding is found more often in these households than in one-family households; it may be due to economic circumstances of the families, to lack of space, or more commonly to both.





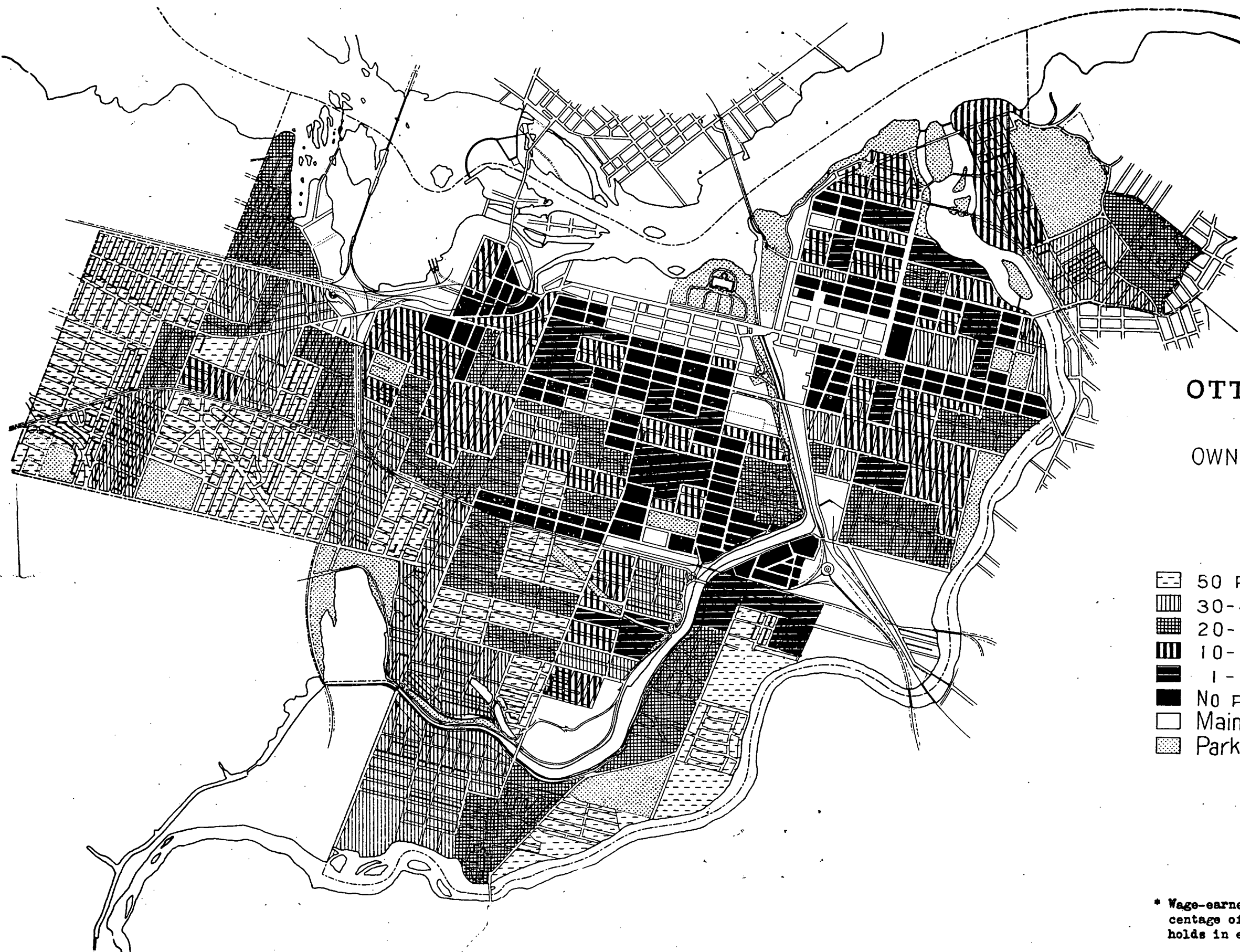


OTTAWA, ONT.
1941
LOW RENTS*

LEGEND

- No P.C.
- ▤ 1-19 P.C.
- ▥ 20-39 P.C.
- ▧ 40-59 P.C.
- 60 P.C. & over
- Mainly non-residential
- ▨ Parks & non-occupied areas

* Wage-earner tenant households paying less than \$20 a month for rent, as a percentage of all wage-earner tenant households in each census sub-district.











OTTAWA, ONT.

1941

OWNER-OCCUPIED
HOMES*

LEGEND

-  50 P.C.
-  30-49 P.C.
-  20-29 P.C.
-  10-19 P.C.
-  1-9 P.C.
-  No P.C.
-  Mainly non-residential
-  Parks & non-occupied areas

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