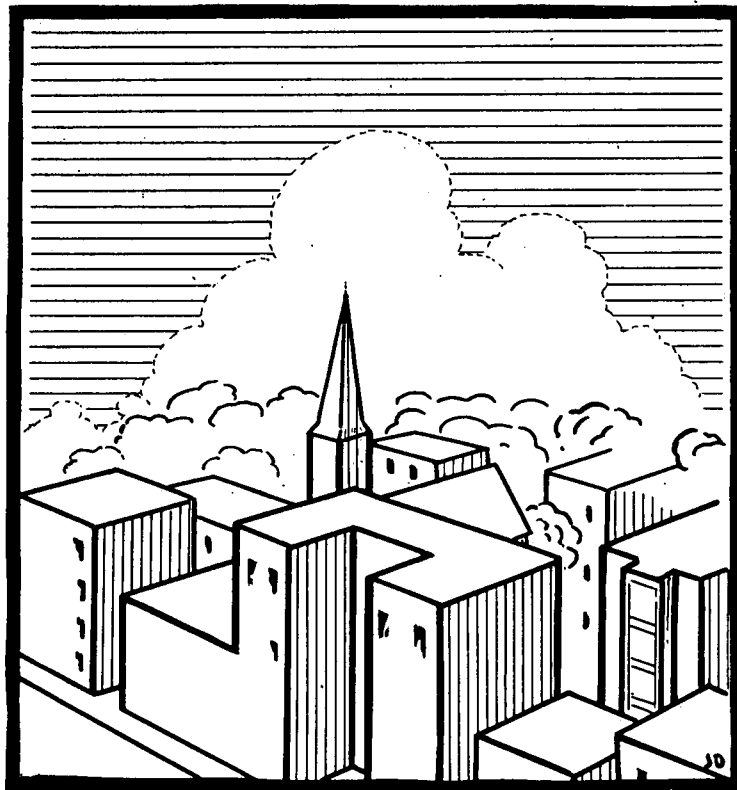




CANADA

VANCOUVER



HOUSING ATLAS

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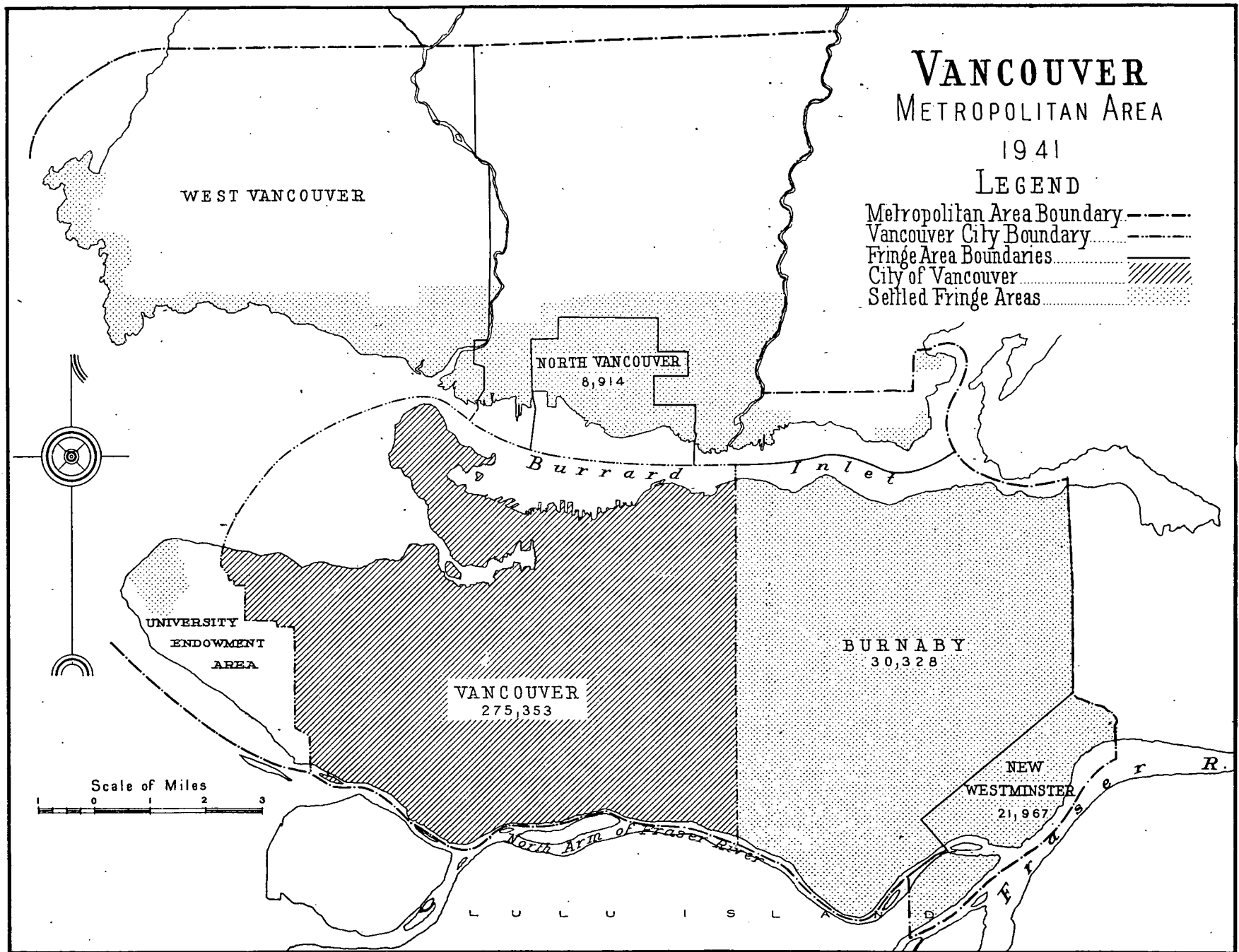
The Dominion Bureau of Statistics has based this statistical atlas upon 1941 housing census data. It is not an official publication for general distribution but has been designed rather to summarise available census data for the local study of housing in the Vancouver

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HOUSING IN VANCOUVER, 1941

Introductory:

In addition to the brief commentary on Vancouver housing which follows, this brochure contains a tabular summary of 1941 housing data for Greater Vancouver, and also maps related to housing within the city limits. The tabular summary includes three groups of records, one for the city proper, another for the metropolitan fringe surrounding the city, and a combined record for the whole metropolitan area. The purpose of the maps is to 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 which have taken place in Vancouver since June, 1941, housing census records do not give a completely accurate picture of the existing 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 Vancouver 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 Vancouver metropolitan area. Besides the city of Vancouver proper, this area included the cities of New Westminster, and North Vancouver; Burnaby District, North Vancouver District and West Vancouver District; and the University Endowment Area.

Tables cover 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 61.1 p.c. of all households in the metropolitan fringe and 59.2 p.c. of those in the city proper. It has not been possible to provide tabular or map records for housing data in all the suburban sections of the Vancouver metropolitan area. However, a brief summary of statistical material has been prepared to show differences in certain attributes of the larger sections; these sections have been located on a map appearing opposite this page, with 1941 populations indicated.

The table below shows that housing conditions in the fringe areas are by no means homogeneous, although differences are not as wide as in some of the other metropolitan centres. No one suburb contrasts clearly with the others. Highest earnings were reported in the city of North Vancouver, where average earnings of family heads were \$1,430, compared with \$1,402 in the city of Vancouver proper. Among the fringe areas, average values of dwellings and average monthly rents were highest in New Westminster, at \$2,442 and \$19 respectively. The percentage of home-owners ranged from 60.0 in North Vancouver city to 72.8 in the municipality of Burnaby District.

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

Area	Population	Estimated Number of Households	Average Earnings of Head of Households	Average Monthly Rent	Average Value of Dwellings	Percentage of Home- Owners
Vancouver	275,353	71,116	\$ 1,402	\$ 25	\$ 3,090	50.1
Burnaby District (Mun.).	30,328	8,670	1,229	15	1,810	72.8
New Westminster	21,967	5,510	1,315	19	2,442	61.3
North Vancouver (City) ..	8,914	2,450	1,430	17	2,119	60.0
North Vancouver (Mun.) ..	5,931	1,880	1,300	12	1,758	72.3

* 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 8,998 persons. Population and household numbers are inclusive. Other data refer to wage-earner families only.

The 1941 population of the Vancouver metropolitan district, as recorded by the census, was 351,491, with 275,353 in the city proper and 76,138 in the fringe area. Growth in the city proper since 1931 has been 11.7 p.c., while in the fringe area it was 23.3 p.c.

Description of Dwellings:

Single houses predominated in Vancouver, 91.1 p.c. of fringe dwellings, and 75.2 p.c. of city dwellings being of this type. Apartments and flats made up all but a small percentage of the remainder, in both areas. Dwellings in buildings containing 4 or more living units, formed 16.9 p.c. of the total of city dwellings. Within the city, dwellings were generally in a better state of external repair than those in the fringe area, 23.0 p.c. of the latter requiring repair, as compared with 18.2 p.c. of city dwellings.

Vancouver homes were smaller, on average, than those in any of the other 11 metropolitan centres. Dwellings in the city averaged 4.9 rooms and in the fringe area 4.7 rooms; the most typical number of rooms in the metropolitan area was 4, with one-quarter of all dwellings falling into this class. The figures of 4.9 rooms and 4.7 rooms compare with an average of 5.5 rooms for all the metropolitan areas*.

Description of Households:

In the 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 clear-cut unit available for measurement of crowding. The mere presence of lodging families, of course, provides a rough index of crowding.

The average number of persons per household was 3.3 in the fringe area, and 3.6 in the city. These low averages are partly accounted for by a considerable number of retired persons whose households would seldom include more than 2 persons. Compared with the average number of rooms in the two areas--4.7 and 4.9 respectively--an average of 1.4 rooms per person is obtained for both the city and fringe areas. Actually, because of unequal distribution of rooms, 13.2 p.c. of families in the city proper occupied dwelling units containing less than one room per person. A close relation ship between earnings per person and rooms per person is shown in a table on page 7.

The percentage of families with lodgers was 4.7 in the fringe area and 8.3 in the city. These percentages are low in comparison with all other metropolitan centres excepting Victoria. Vancouver also had a relatively low percentage of households with lodging and sub-tenant families; 3.8 p.c. of fringe households, and 8.5 p.c. of city households had one or more families of this type. The estimated number of lodging families in 1941 was 9,400, indicating a considerable need for new dwelling units.

Dwelling Equipment and Conveniences:

A consideration of dwelling equipment and conveniences is useful as a guide to existing housing conditions. It provides a rough basis for comparing the quality of city and fringe housing. Running water was available in 96.4 p.c. of fringe homes and 98.7 p.c. of city homes. The relatively high percentage of running water in fringe area dwellings was reflected in percentages of dwellings with flush toilets and bathing facilities. In the city, 97.6 p.c. of householders had the use of a private or a shared flush toilet, while the corresponding fringe area percentage was 88.8. This was considerably above the average for the 12 metropolitan centres. A tub or a shower (either private or shared) was available to 93.8 p.c. of householders in the city, and to 85.6 p.c. of householders in the fringe area. Proportions of shared toilets and baths were higher in the city than in the fringe area, probably because of the higher percentage of lodging families in the city area. Electric lights were almost universal in the city, and were used in 96.6 p.c. of fringe area homes.

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

Hot air furnaces heated over half of city homes, while stove heating predominated in the fringe area. There was quite a wide variation in cooking fuels in the two areas, with gas or electricity being utilized in 51.7 p.c. of city homes and only 23.2 p.c. of fringe homes; wood was used as a cooking fuel in 41.0 p.c. of city dwellings, and 69.2 p.c. of suburban homes. Refrigeration facilities were much less complete than plumbing, 69.6 p.c. of dwellings in the metropolitan fringe, and 55.4 p.c. of those in the city having neither ice nor mechanical refrigeration. This was undoubtedly related to the temperate climate of the area.

A further indication of economic status is provided by proportions of households with telephone, electric vacuum cleaner, automobile and radio. In the fringe area 17.2 p.c. of dwellings had all these conveniences, and 7.2 p.c. had none. In the city, corresponding percentages were 21.6 and 5.3. The city led in percentages of householders with telephone, vacuum cleaner, and radio, but a higher percentage of fringe householders had automobiles.

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

The average values of owned homes in 1941 as declared by the owners, were \$3,090 in the city and \$2,427 in the fringe. Compared with other metropolitan centres, home values were low, reflecting the smaller average size of dwellings, lighter structure, and lower levels of building material prices than are found in most parts of the Dominion. In the fringe area almost half the homes were valued at less than \$2,000. The average mortgage outstanding amounted to \$1,648 in the city where 41.0 p.c. of the dwellings were encumbered; in the fringe, outstanding mortgages averaged \$1,274 and 28.3 p.c. of owner-occupied homes were mortgaged. Mortgage interest rates were almost identical in the two areas, amounting to 6.0 p.c. and 6.1 p.c. respectively. Relative to the estimated values of the homes in the two areas, tax rates were similar. The average amount was \$96 annually in the city and \$71 in the fringe area.

Rents:

Average monthly rents in Vancouver amounted to \$26, and to \$19 in the fringe area. These rents were comparatively low in relation to those in other metropolitan centres. City rents centred between \$20 and \$24, while fringe area rents tended to centre between \$15 and \$19. Rents also reflected the comparatively small homes and low building costs on the west coast.

Earnings of Wage-Earner Families:

Wage-earner families comprised 59.7 p.c. of all families in the Vancouver metropolitan area. These families probably provide a reasonably accurate index of the earning power of the city as a whole. Earnings of wage-earner family heads averaged \$1,309 in the fringe area and \$1,402 in the city. The annual earnings of 63 p.c. of wage-earner family heads in the total metropolitan area fell below \$1,500 in 1941.

Tenant Rent-Earnings Relationships:

Whether homes are to be built for renting or for sale, relationships between rent 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 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 wage-earner single family households. Wage-earner single family tenant households in Vancouver metropolitan area numbered approximately 31,100 out of a total of about 43,000 tenant households of all kinds. The over-all total included at least 3,900 tenant households composed of two or more families, a group in which rent-earnings relationships are typically less satisfactory than for the single family type.

In the Vancouver metropolitan area, one-third of wage-earner families received \$1,000 or less in 1941, while another third received from \$1,000 to \$1,800. Family earnings averages in

the lower- and middle-thirds of the wage-earner group amounted to \$574 and \$1,287 respectively. These figures are of special significance in considering the distribution of rent 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, Vancouver, 1941.

<u>Monthly Rent</u> \$	<u>Lower-Third Wage-Earner Families</u> (Percentage of Families)	<u>Middle-Third Wage-Earner Families</u> (Percentage of Families)
- 20	60.9	39.2
20 - 34	32.9	53.0
35 +	6.2	7.8
Estimated Number of Single Family Households (without lodgers) ..	10,400	10,400

Families with average income of \$574 cannot afford monthly shelter costs averaging more than \$9.57 if one-fifth of income be accepted as the upper limit which may reasonably be devoted to shelter. Likewise families with an average income of \$1,287 can afford monthly shelter costs averaging not more than \$21.45. In the lower-third of the Vancouver earnings range (\$1,000 or less), approximately 11 p.c. were paying rents they could afford, i.e., less than 20 p.c. of family income. The situation in the middle-third (\$1,000-\$1,800) was considerably better, 50 p.c. of householders in this group spending less than 20 p.c. of income on rent.

Family incomes tend to average slightly higher than actual earnings, and perhaps one-fifth of these families have heating costs included in their rent. Allowing for these points, and also for a possible understatement of earnings to census enumerators, it is still clear that many tenant households in Vancouver were paying higher rents than a normal distribution of income would dictate.

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

HOUSING DATA - GREATER VANCOUVER, 1941.

MONTHLY RENTALS			
Amount \$	Percentage of Homes		
0	C.	F.	M.A.
1 - 9	2.0	4.5	2.4
10 - 14	7.1	15.8	8.6
15 - 19	11.4	15.4	12.1
20 - 24	16.5	26.0	18.0
25 - 29	16.8	15.9	16.6
30 - 34	15.0	13.9	14.8
35 - 39	10.0	4.1	9.1
40 - 49	8.4	1.9	7.3
50 - 59	7.8	1.6	6.8
60 +	3.0	.6	2.6
60 +	2.0	.3	1.7
Total Rented Dwellings 35,513 7,451 42,964 Average Monthly Rent. \$26. \$19. \$25.			
PERCENTAGE OF ALL TENANT HOMES FOR WHICH RENT INCLUDES SPECIFIED SERVICES			
Service	Percentage of Homes		
	C.	F.	M.A.
Use of Furniture	10.4	8.0	10.0
Heat	31.7	9.3	28.2
Garage	29.5	32.8	30.0
TENURE			
	Percentage of Homes		
	C.	F.	M.A.
Owner-Occupants	50.1	65.6	53.7
Tenant-Occupants	49.9	34.4	46.3
Total Number of Occupied Dwellings 71,116 21,666 92,782			

VALUE OF OWNER-OCCUPIED HOMES			
Value \$	Percentage of Homes		
1 - 999	C.	F.	M.A.
1000 - 1999	8.2	15.1	10.2
2000 - 2999	27.6	34.0	29.3
3000 - 3999	24.4	24.9	24.6
4000 - 4999	18.4	14.7	17.3
5000 - 5999	9.4	4.9	8.1
6000 - 6999	4.6	2.6	4.1
7000 - 7999	2.6	1.7	2.4
8000 - 10999	1.7	.6	1.4
11000 - 15999	1.9	.9	1.6
16000 +	.6	.3	.5
Total Owned Dwellings 35,603 14,215 49,818 Average Value \$3,090. \$2,427. \$2,900.			
MORTGAGE OUTSTANDING ON OWNER-OCCUPIED HOMES			
Amount \$	Percentage of Homes		
1 - 999	C.	F.	M.A.
1000 - 1999	28.0	46.1	31.9
2000 - 2999	33.0	30.6	32.3
3000 - 3999	25.1	14.0	22.7
4000 - 4999	9.8	5.9	9.0
5000 - 5999	2.6	2.0	2.5
6000 - 6999	1.0	.8	1.0
7000 - 7999	.3	.3	.3
8000 - 8999	.2	-	.2
9000 +	-	.3	.1
Estimated Number of Owner-Occupied Homes Mortgaged 14,600 4,000 18,600 Average Amount \$1,648. \$1,274. \$1,566. Percentage of Owner-Occupied Homes Mortgaged 41.0 28.3 37.4			

ANNUAL MORTGAGE *PAYMENTS ON OWNER-OCCUPIED HOMES			
Amount \$	Percentage of Homes		
1 - 499	C.	F.	M.A.
500 - 999	83.9	87.9	84.7
1000 - 1499	13.0	10.4	12.5
1500 - 1999	2.0	1.4	1.8
2000 +	.6	.3	.6
2000 +	.5	-	.4
Average Payments*.... \$296. \$255. \$287. *Includes both interest and principal.			
MORTGAGE INTEREST RATES ON OWNER-OCCUPIED HOMES (on Mortgages Outstanding)			
Rate	Percentage of Homes		
	C.	F.	M.A.
4 per cent	2.0	2.0	2.0
5 " "	22.9	25.6	23.5
6 " "	52.5	43.3	50.6
7 " "	17.8	20.2	18.3
8 " "	4.6	7.7	5.3
9 " "	-	.9	.2
10 +	.2	.3	.2
Average Rate Per Cent 6.0 6.1 6.0			
ANNUAL TAX PAYMENTS ON OWNER-OCCUPIED DWELLINGS			
Amount \$	Percentage of Homes		
1 - 199	C.	F.	M.A.
200 - 399	93.8	98.6	95.1
400 - 599	5.5	1.1	4.2
600 - 799	.4	.2	.4
800 - 999	.2	.1	.2
1000 - 1199	.1	-	.1
1200 +	-	-	-
Average Payments \$96. \$71. \$89.			

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

HOUSING DATA - GREATER VANCOUVER, 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	2.9	2.8	2.9	1	7.2	8.9	7.6
2	6.7	5.7	6.5	2	25.9	26.9	26.0
3	12.6	11.1	12.2	3	24.5	24.9	24.6
4	23.6	30.0	25.1	4	18.6	18.0	18.5
5	20.5	21.4	20.7	5	10.9	10.9	10.9
6	15.8	14.5	15.5	6	5.8	6.4	5.9
7	9.5	8.3	9.2	7	2.9	1.8	2.7
8	4.4	3.9	4.3	8	1.3	.9	1.2
9	1.9	1.1	1.7	9	.8	.6	.8
10	1.0	.9	1.0	10	.6	.3	.5
11 +	1.1	.3	.9	11	.3	.3	.3
12 +				12 +	1.2	.1	1.0
Number of Dwellings	71,116	21,666	92,782	Number of Households	71,116	21,666	92,782
Average Number of Rooms	4.9	4.7	4.9	Average Number of Persons	3.6	3.3	3.5

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	75.2	91.2	79.1	Under 1 Year	6.5	7.2	6.7
2	6.0	4.1	5.5	1	21.5	16.7	20.2
3	1.9	1.1	1.7	2	12.4	11.0	12.1
4 - 10	8.3	2.0	6.8	3	8.7	8.6	8.7
11 - 15	2.4	.3	1.9	4	6.6	6.9	6.7
16 +	6.2	1.3	5.0	5	5.0	4.3	4.9
Number of Dwellings	71,116	21,666	92,782	6 - 10	13.7	14.3	13.8
				11 - 15	11.8	13.4	12.2
				16 - 20	7.4	8.2	7.6
				21 - 30	5.0	7.7	5.6
				31 +	1.4	1.6	1.5
				Number of Households	71,116	21,666	92,782
				Average Number of Years	6.9	8.0	6.9

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	19.6	8.5	17.1	Gas or Electricity	51.7	23.2	45.1
Hot Air	55.6	45.1	53.1	Wood	41.0	69.2	47.6
Stove	24.8	46.4	29.8	Coal	1.6	.9	1.4
Number of Dwellings	71,116	21,666	92,782	Coal Oil or Other	5.7	6.7	5.9
				Number of Dwellings	71,116	21,666	92,782

SUMMARY OF CONDITIONS AND CONVENIENCES

Dwellings		Percentage of Dwellings		
		C.	F.	M.A.
1.	Needing external repair	18.2	23.0	19.3
2.	With electric lighting	99.3	96.6	98.7
3.	With running water	98.7	96.4	98.3
4.	With mechanical refrigeration	28.7	17.9	26.2
5.	With ice refrigeration	14.8	11.4	14.0
6.	With gas or electric cooking	51.7	23.2	45.1
7.	With private flush toilet	90.3	85.6	89.2
8.	With shared flush toilet	7.3	3.2	6.3
9.	With private bathtub or shower	86.5	82.3	85.6
10.	With shared bathtub or shower	7.3	3.3	6.3
11.	With telephone	71.1	56.3	67.7
12.	With vacuum cleaner	45.6	38.0	43.8
13.	With automobile	34.0	35.7	34.4
14.	With radio	91.5	89.7	91.1
15.	With 11, 12, 13 and 14 above	21.6	17.2	20.6

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

HOUSING DATA - GREATER VANCOUVER, 1941.

OCCUPATIONAL STATUS OF HOUSEHOLD HEADS

Status	Percentage of Households		
	C.	F.	M.A.
Wage-Earner	59.2	61.1	59.7
Own Account	14.4	12.9	14.0
Employer	2.4	.9	2.1
Retired	11.4	14.4	12.1
No Pay .....	.1	-	-
Other Income	1.1	1.4	1.2
Homemaker	11.4	9.3	10.9
Total Number of Households	71,116	21,666	92,782

HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGERS

Lodgers	Percentage of Households		
	C.	F.	M.A.
1	58.5	76.4	61.2
2	17.7	16.7	17.5
3 +	23.8	6.9	21.3
Estimated Number of Households with Lodgers	5,900	1,000	6,900

HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGING FAMILIES

Lodging Families	Percentage of Households		
	C.	F.	M.A.
1	75.3	97.6	77.9
2	8.7	2.4	8.0
3 +	16.0	-	14.1
Estimated Number of Households with Lodging Families	6,000	800	6,800

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	1.1
100 - 199	1.0
200 - 299	1.1
300 - 399	1.2
400 - 499	1.4
500 - 599	1.5
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	11.8	14.0	12.3
500 - 999	18.3	16.3	17.8
1000 - 1499	32.5	34.9	33.1
1500 - 1999	21.5	21.3	21.4
2000 - 2499	8.4	8.3	8.4
2500 - 2999	2.6	2.0	2.4
3000 - 3999	3.2	2.4	3.0
4000 - 4999 .....	.8	.5	.7
5000 - 5999 .....	.4	-	.3
6000 + .....	.6	.3	.6

Estimated Number of Families	41,700	13,100	54,800
Average Earnings	\$1,402.	\$1,309.	\$1,380.

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

Amount \$	Percentage of Families		
	Owners	Tenants	Total
0 - 499	7.8	15.8	11.8
500 - 999	14.2	22.4	18.3
1000 - 1499	31.3	34.0	32.5
1500 - 1999	26.2	16.7	21.5
2000 - 2499	10.2	6.5	8.4
2500 - 2999	3.2	1.8	2.5
3000 - 3999	4.6	1.8	3.2
4000 - 4999	1.2	.4	.8
5000 - 5999 .....	.6	.1	.4
6000 + .....	.7	.5	.6

Estimated Number of Families	20,900	20,800	41,700
Average Earnings	\$1,572.	\$1,231.	\$1,402.

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	11.8	20.8
500 - 999	18.3	27.5
1000 - 1499	32.5	35.2
1500 - 1999	21.5	13.1
2000 - 2499	8.4	3.0
2500 - 2999	2.6	.7
3000 - 3999	3.2	.7
4000 - 49998	-
5000 - 59994	-
6000 +6	-

Average Earnings	\$1,402	\$ 998
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VANCOUVER 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.

Comments 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 Vancouver 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 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.

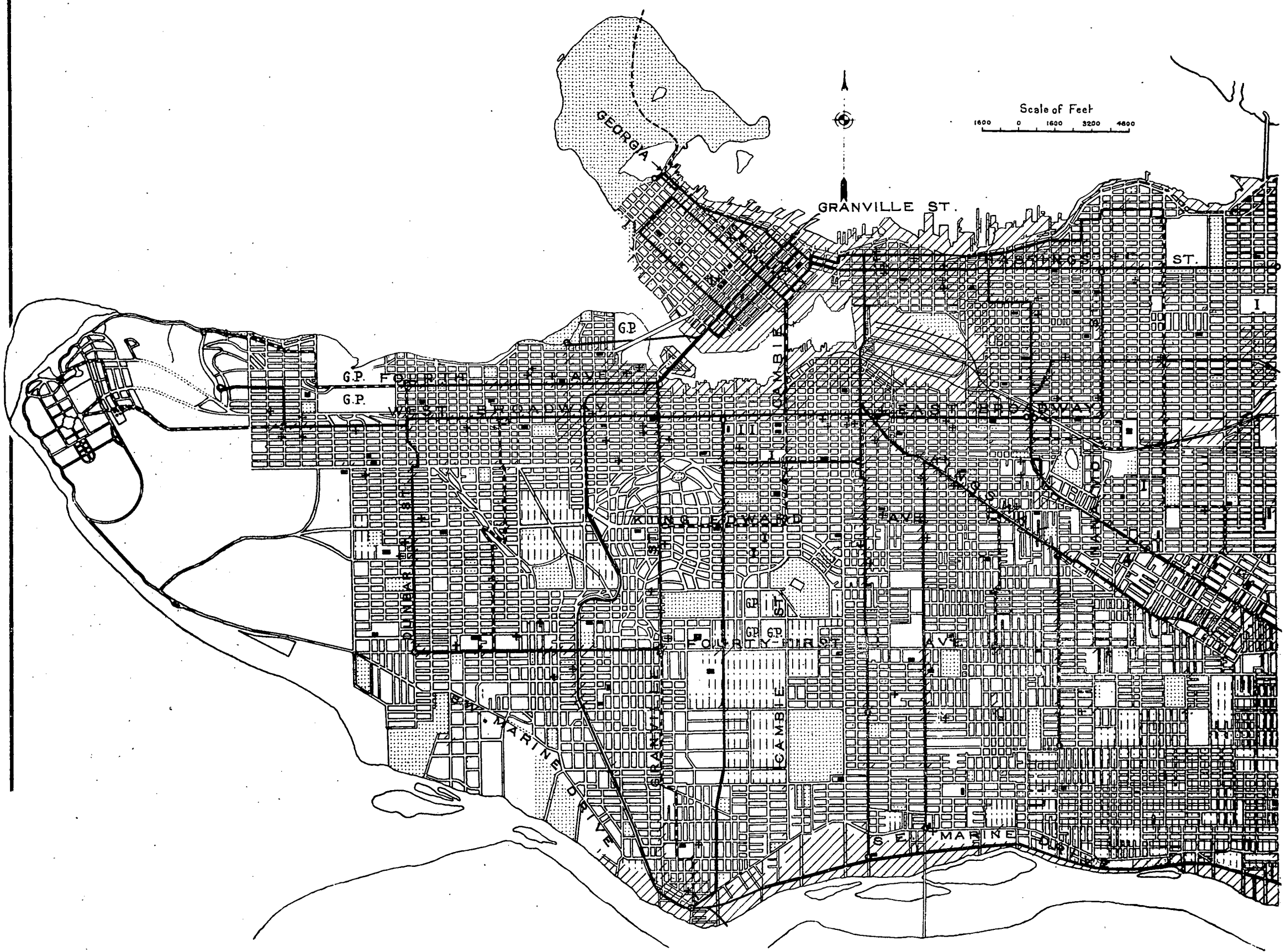
VANCOUVER, B.C.

1941

REFERENCE MAP

LEGEND

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





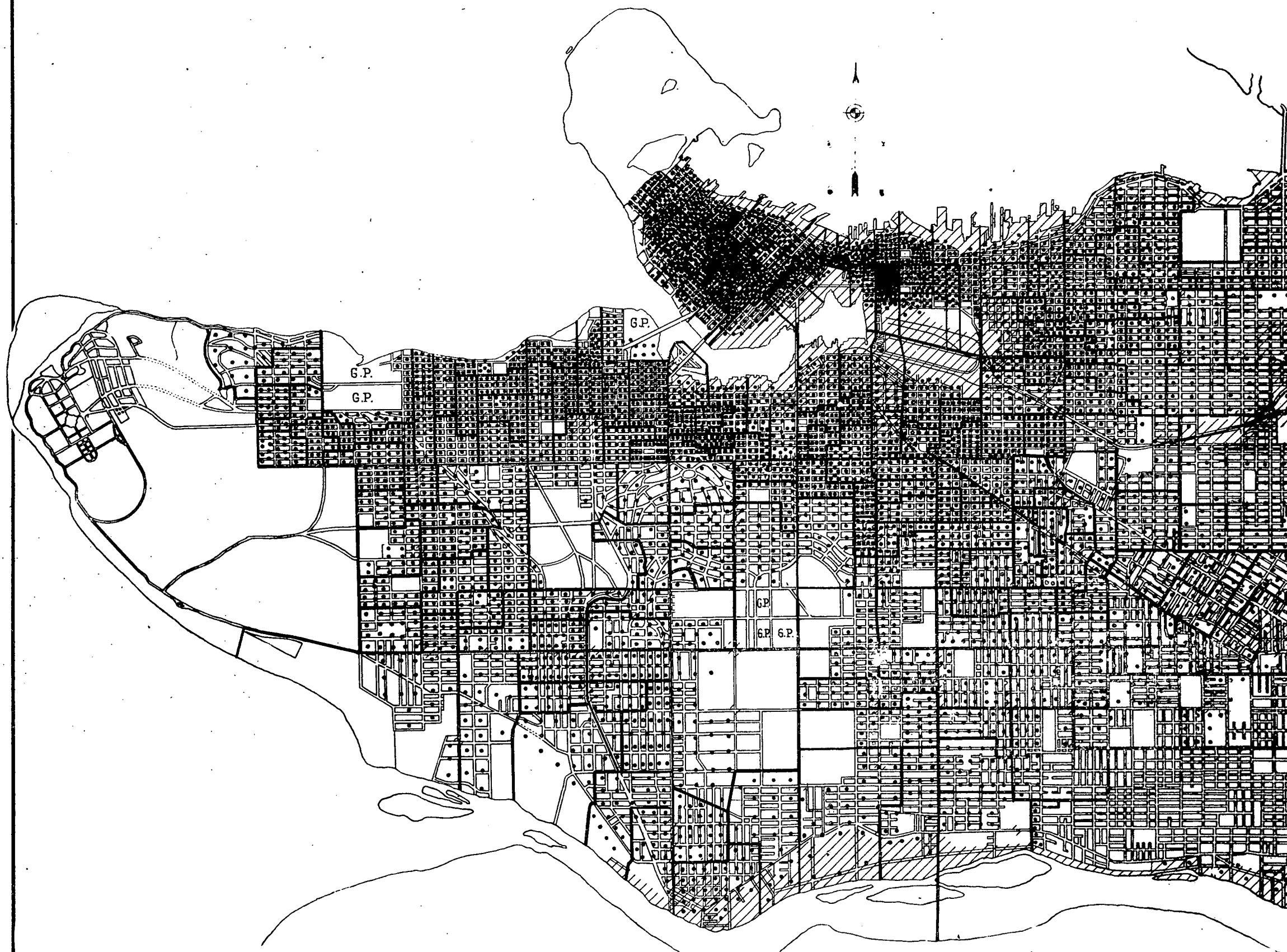
VANCOUVER, B.C.

1941

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

1 dot = 50 persons

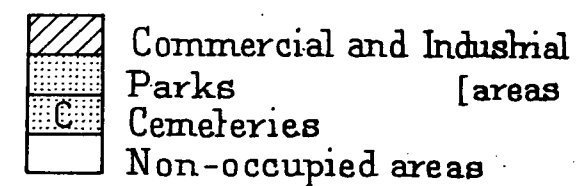
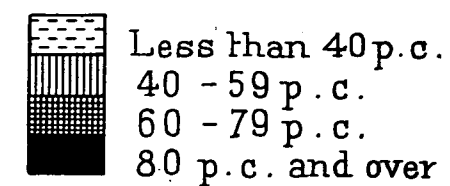
 Commercial and Industrial
 Non-occupied areas [areas]



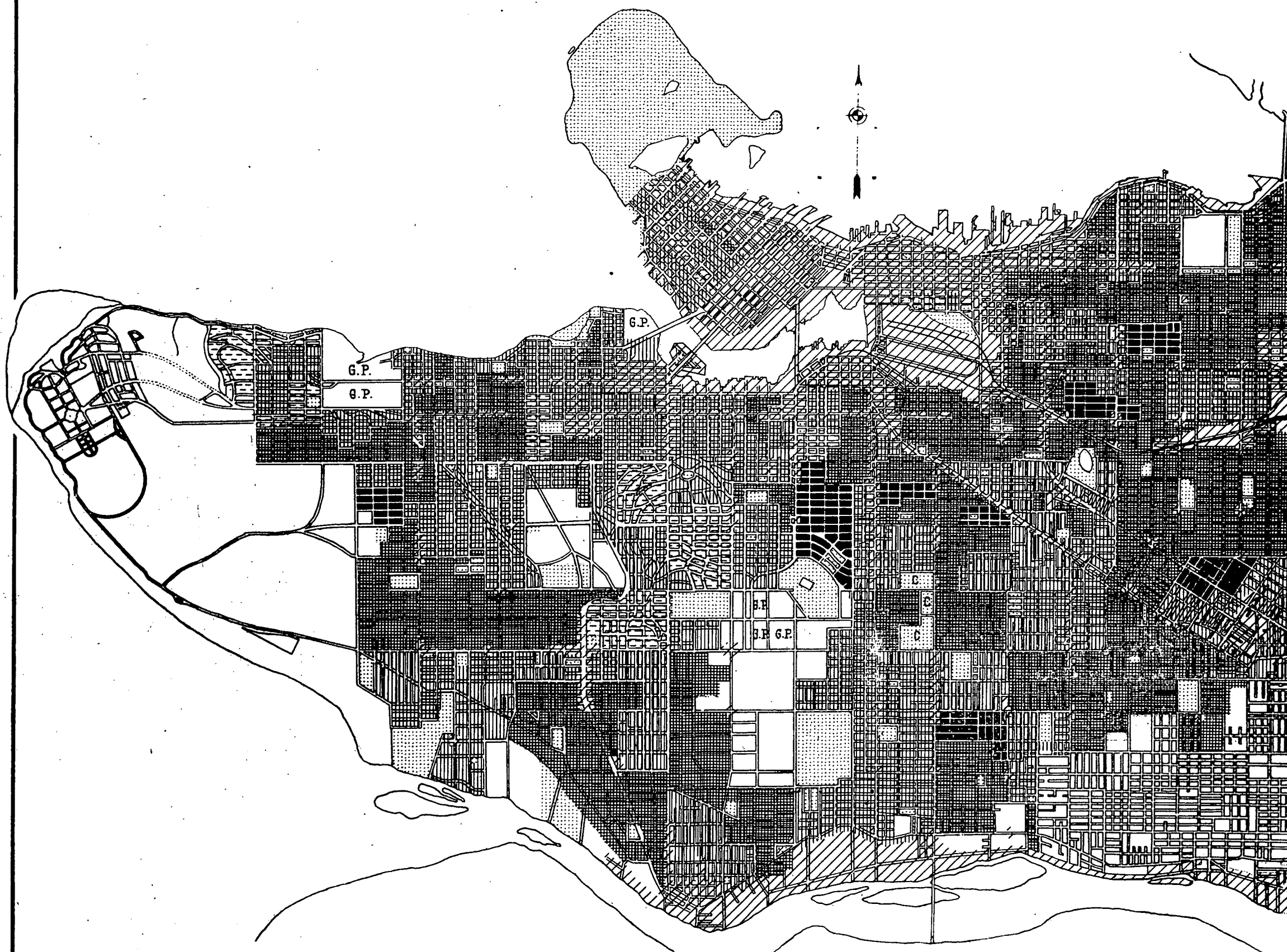
VANCOUVER, B.C.

1941
Proportions of wage-earner*
households

LEGEND



G.P. Government Properties



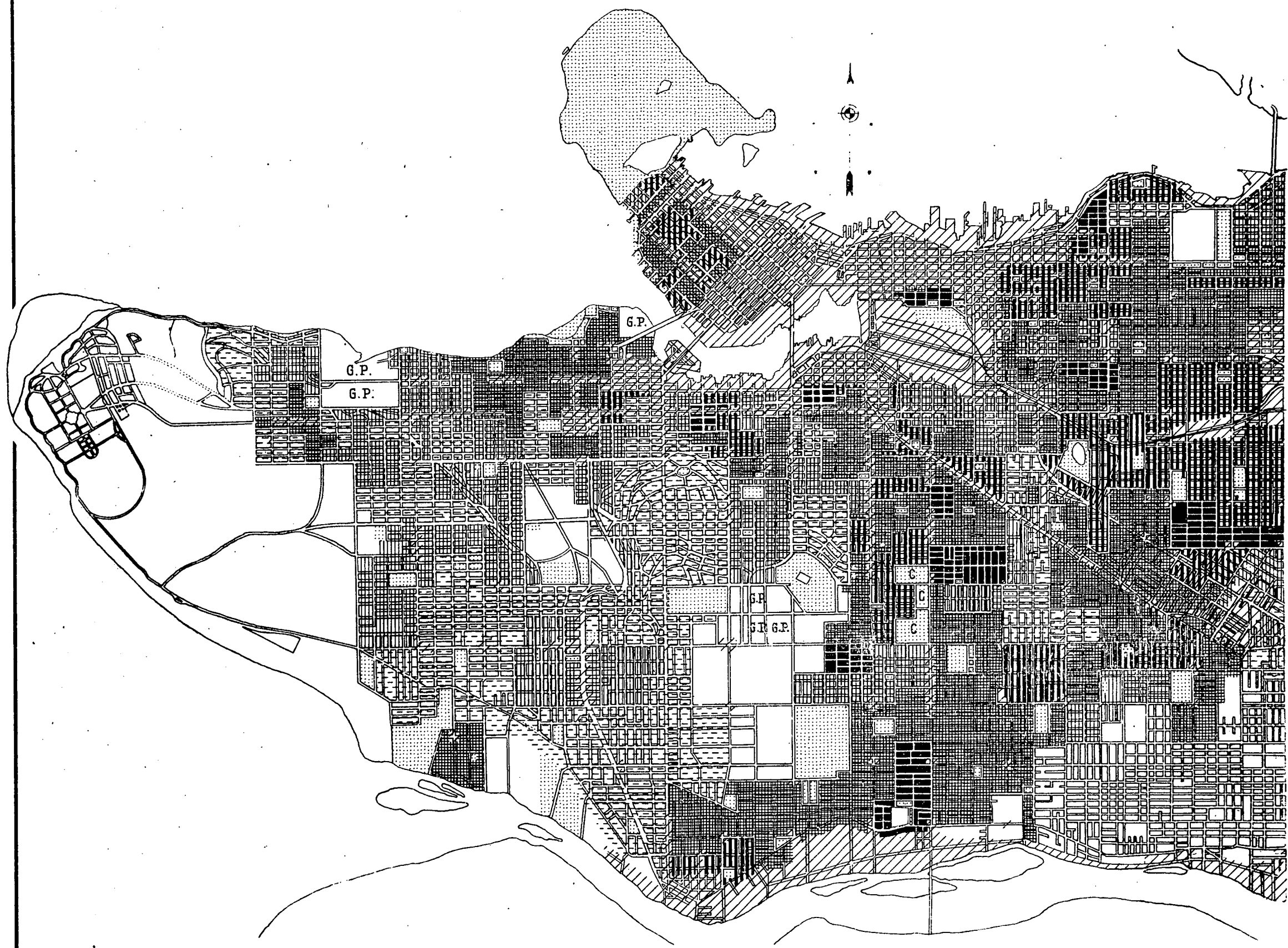
* Wage-earner households as a percentage of all households in each census sub-district. The chief bread-winner in these households is a wage-earner, i.e., any person who works for salary, wages, commission, or on piece rates. Fifty-nine per cent of all Vancouver households were of this type in 1941.

VANCOUVER, B.C.

1941
Crowded households *

LEGEND

- No p.c.
- Less than 10 p.c.
- 10 - 19 p.c.
- 20 - 29 p.c.
- 30 p.c. and over
- Commercial and Industrial Parks [areas
- Cemeteries
- Non-occupied areas
- G.P. Government Properties

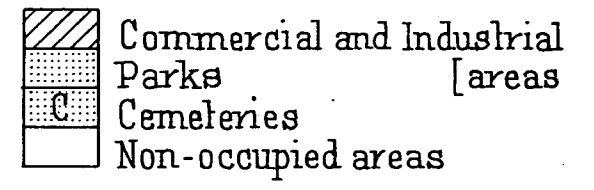
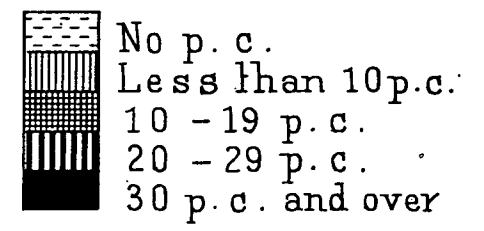


* Percentages of wage-earner households in each census sub-district with less than one room per person, i.e., living in dwellings with fewer rooms than there are persons in the household. Kitchens count as rooms, but bathrooms, hallways, unfinished cellars and attics do not.

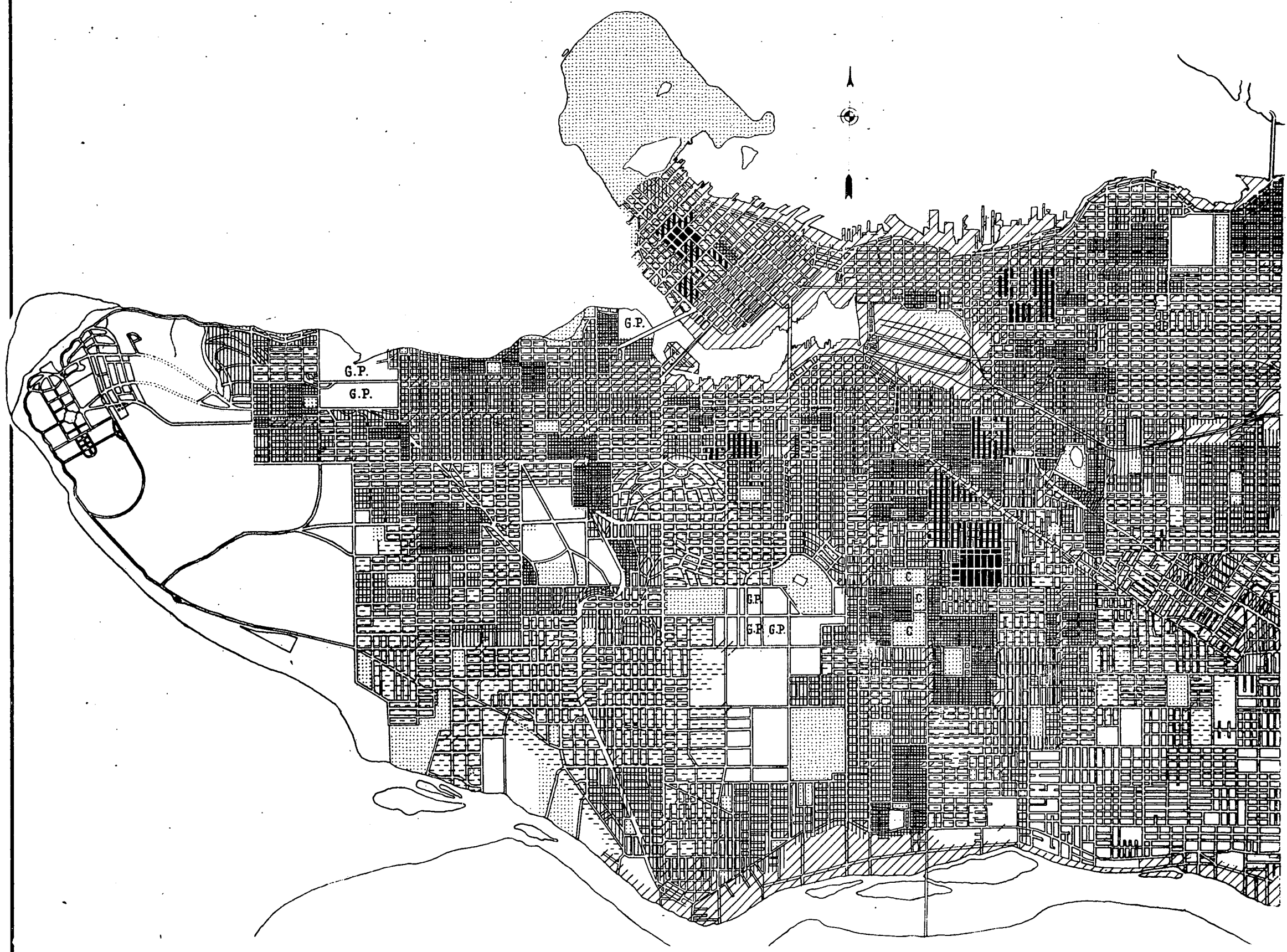
VANCOUVER, B.C.

1941
"Doubled-up" families*

LEGEND



G.P. Government Properties







* 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.




VANCOUVER, B.C.

1941

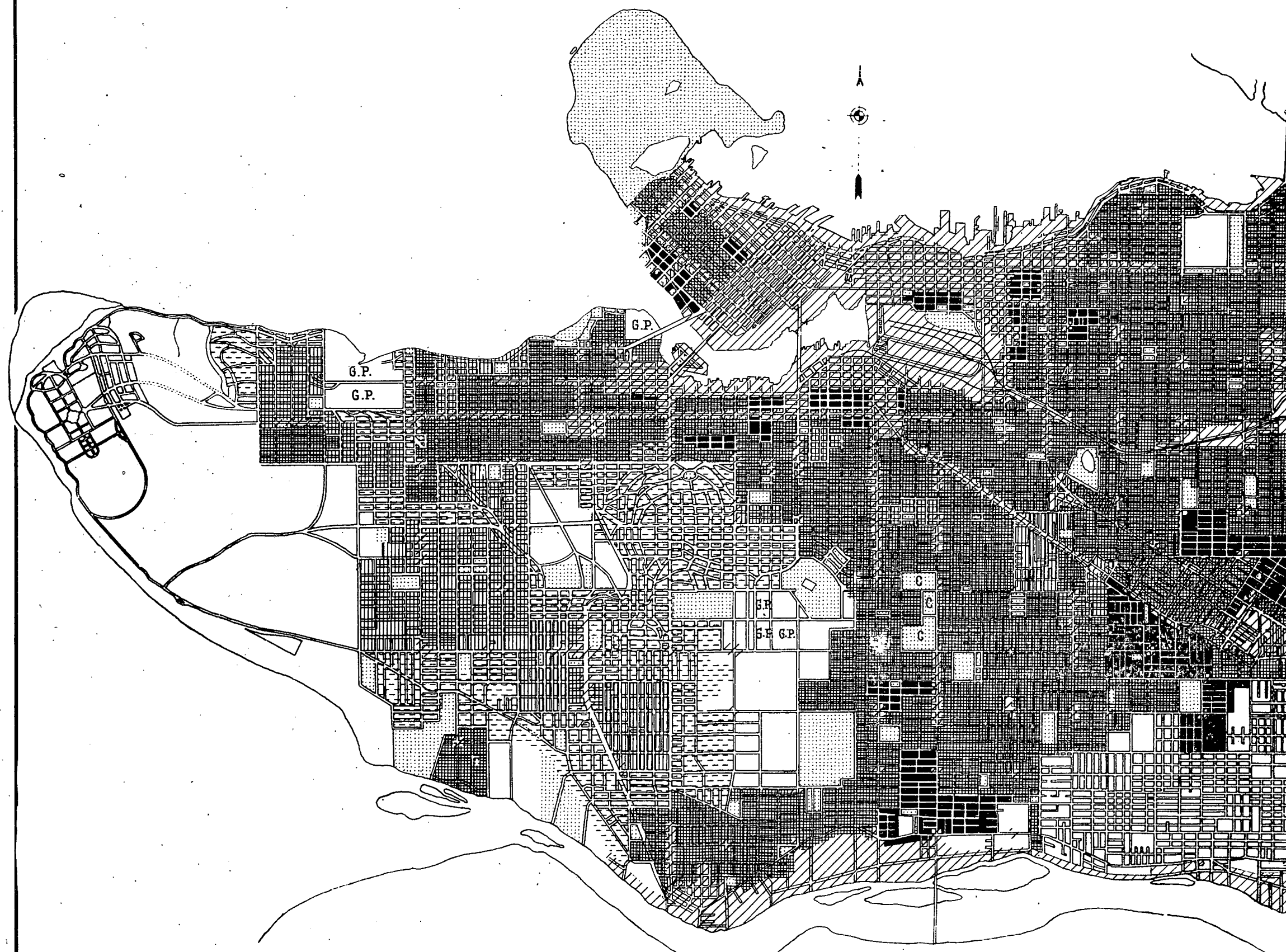
Family earnings*

LEGEND

	\$ 2,500 and over
	\$ 1,750 - 2,499
	\$ 1,000 - 1,749
	Less than \$1,000

	Commercial and Industrial Parks [areas]
	Cemeteries
	Non-occupied areas

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.

VANCOUVER, B.C.

1941

Prevailing levels of
Housing and Conveniences *

LEGEND

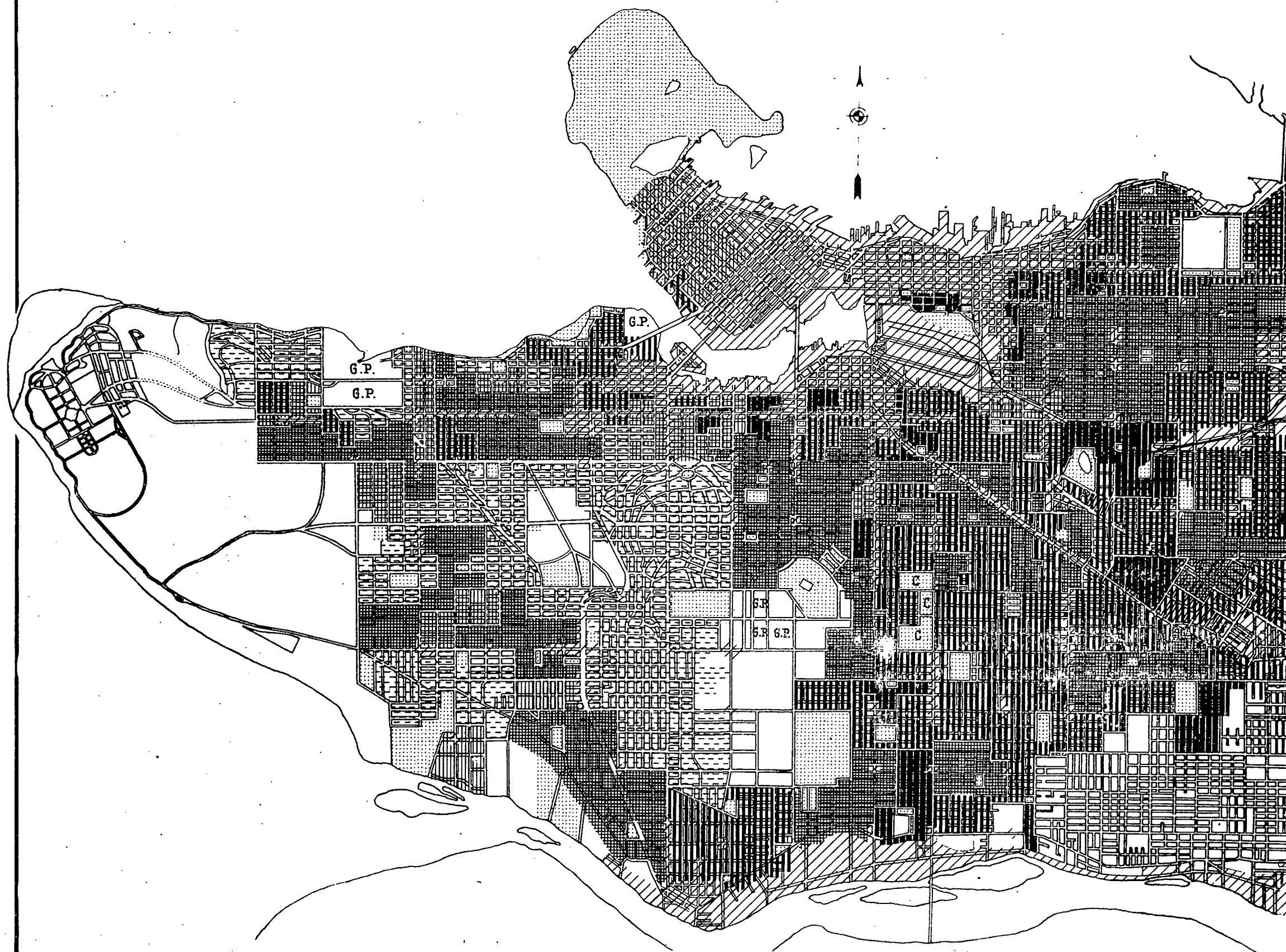


Group 6
" 5
" 4
" 3
" 2
" 1



Commercial and Industrial
Parks [areas
C Cemeteries
Non-occupied areas

G.P. Government Properties



* 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.

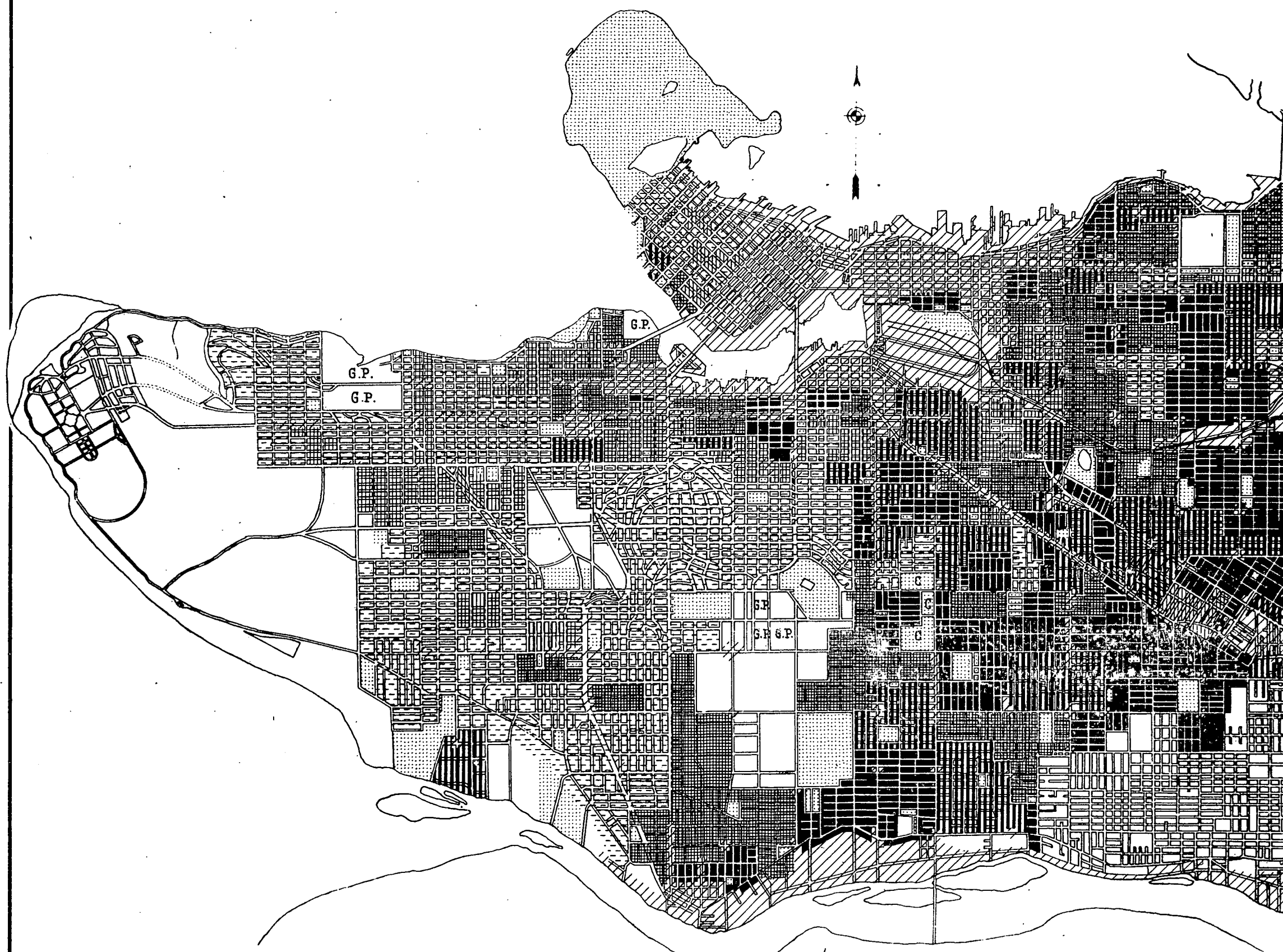
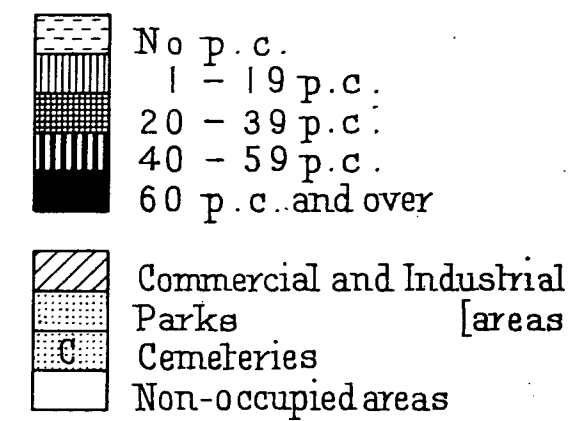
Level 6 - These households live in homes in good repair, with private toilet, bath and electric light and have all the conveniences listed above.

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

VANCOUVER.B.C.

1941
Low rents*

LEGEND



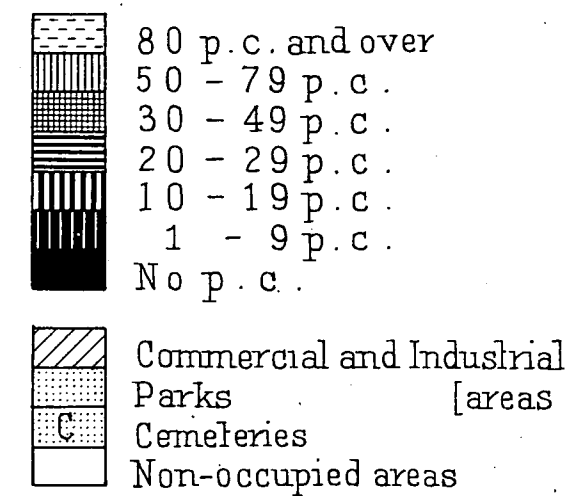
* Wage-earner tenant households paying less than \$20 a month for rent, as a percentage of all wage-earner tenant households in each census sub-district.

VANCOUVER, B.C.

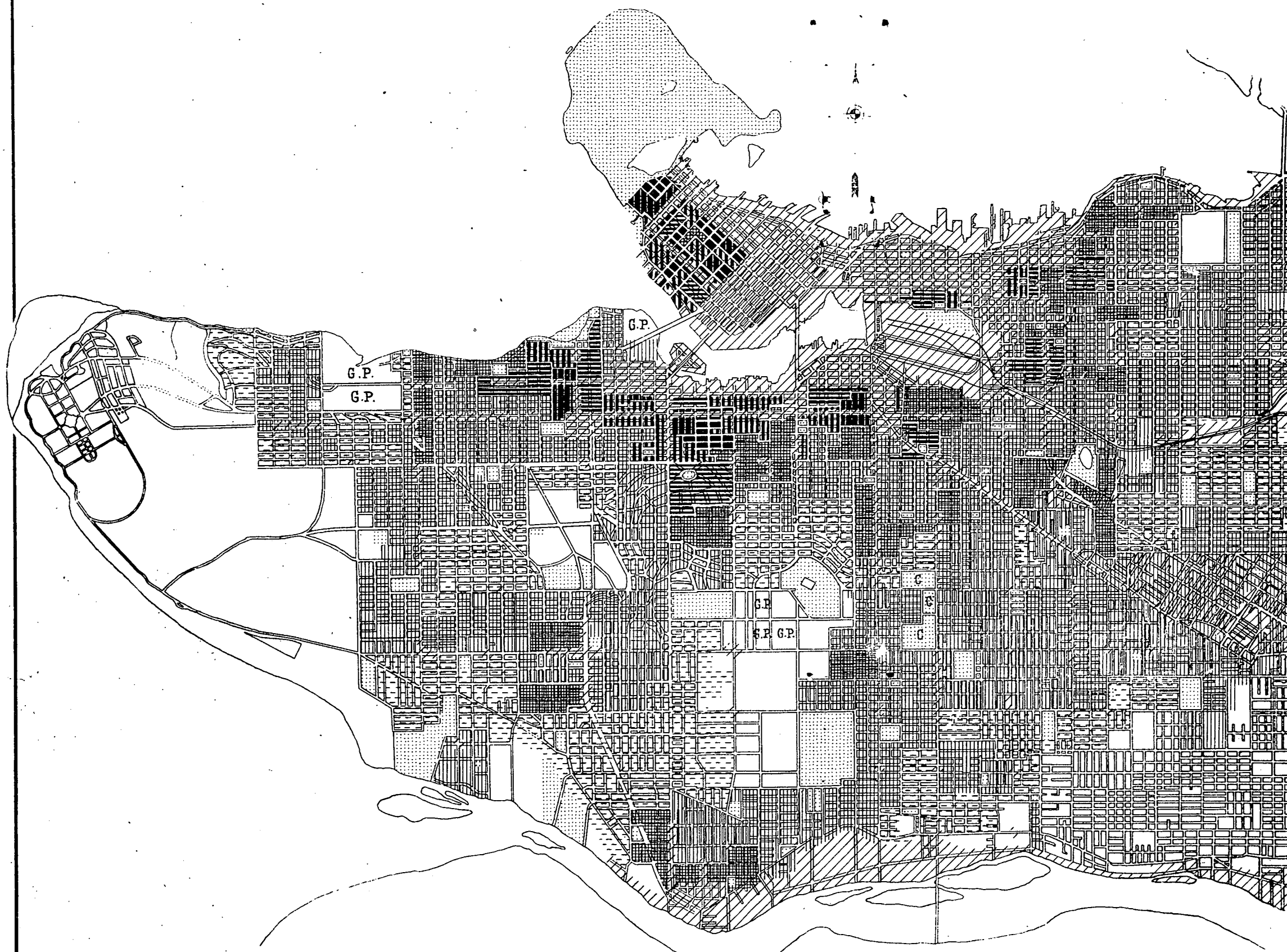
1941

Home-ownership among
wage-earners*

LEGEND



G.P. Government Properties



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

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