

## HOUSING IN WINDSOR, 1941

### Introductory:

In addition to the commentary on Windsor housing which follows, this brochure contains a statistical summary of 1941 housing data for Greater Windsor, and also map records 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.

Because of changes which have taken place in Windsor housing conditions since 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 Windsor 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 Windsor metropolitan area. Besides the city of Windsor proper, this area included the towns of La Salle, Ojibway, Riverside and Tecumseh, and parts of the townships of Sandwich East and Sandwich West. With the exceptions noted, material in these tables covers all types of households, whereas maps in the second section relate only to wage-earner households in the city. Households with wage-earner heads comprised 81.5 p.c. of all those in the metropolitan fringe and 75.9 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 Windsor 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 which have been located on a map indicating their 1941 population.

The statement presented below allows a more detailed examination of variations of data in the fringe area. Riverside is shown as having higher average earnings, rents, and dwelling values, than either Windsor or the other listed satellite areas. Sandwich East and Tecumseh corresponded fairly well for earnings and dwelling values, but the percentage of home-owners in Sandwich East of 78.3 was well above the 60.8 figure for Tecumseh, and more than double the Windsor percentage of 37.2.

Summary of Population and Housing Data\*, Windsor 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
			\$	\$	\$	p.c.
Windsor .....	105,311	25,230	1,668	27	3,404	37.2
Riverside .....	4,878	1,153	1,992	30	3,753	68.1
Sandwich East .....	5,547	1,290	1,475	19	1,812	78.3
Tecumseh .....	2,412	518	1,482	20	1,677	60.8

\* Except for population and household 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 2,964 persons.

The 1941 population of the Windsor metropolitan community as recorded by the census was 121,112. Of this total 105,311 lived in the city proper and 15,801 in the metropolitan fringe. Population growth since 1931 has been 29 p.c. in the fringe area and 7 p.c. in the city proper. This comparison includes East Windsor, Sandwich, and Walkerville, with Windsor in 1931, although they were not incorporated into the city of Windsor until July 1935.

#### Description of Dwellings:

In the fringe area 91.2 p.c. of dwellings were single houses, but in the city proper this percentage was only 56.8 p.c. Apartments and flats made up most of the remaining dwellings. In the city 16.1 p.c. of homes were in buildings with 4 or more dwelling units, while the fringe percentage was 1.7. Brick construction predominated in the city area, and wood in the fringe. Homes in the city proper were generally in better external repair than fringe area homes, respective percentages of homes in need of external repairs being 22.5 and 33.7.

Dwellings were slightly below average size for the 12 metropolitan centres, containing 5.2 rooms in the fringe area and 5.4 rooms in the city proper. Four rooms was the predominant size in the former area, and 6 in the latter. The proportion of homes with 8 rooms or more was 9.1 in the city and 9.5 in the fringe area.

#### Description of Households:

In the housing census the household was the complete group of persons occupying a dwelling unit. Not infrequently the household included lodging families and might also include two or more separate housekeeping units in the dwelling. It is the most significant unit for measurements of crowding. The mere existence of lodging families is indicative of crowding.

Households averaged 4.4 persons in the fringe area and 4.1 in the city proper. When compared with corresponding averages of rooms per person--5.2 and 5.4--an over-all average of more than one room per person was indicated. Actually, however, 17 p.c. of the dwellings in the city proper provided less than one room per person. Presumably crowding was somewhat worse in the fringe area than in the city proper, since households were larger and dwellings smaller.

Windsor ranked fairly high among Canadian cities with lodgers, fringe and city area percentages being 6.1 and 12.6 respectively. Percentages of households with lodging families were less--5.3 and 8.0. The estimated number of lodging families in the Windsor metropolitan area in 1941 was 2,500 with 213 vacant dwellings in the city proper. A number of these doubtless would be in unsatisfactory condition.

#### 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.

Plumbing facilities were very similar in city and fringe areas. In the city proper, 99.5 p.c. of dwellings had running water, while the corresponding fringe area percentage was 96.1. In contrast, although 99.4 p.c. of city households had the use of either private or shared toilet facilities, only 69.2 p.c. of fringe area dwellings had such facilities. Similarly 95.3 p.c. of city households had a bathtub or shower, either private or shared, with the corresponding fringe area percentage being 62.4. Proportions of shared toilets and baths were higher in the city than in the fringe area, reflecting higher percentages of households with lodging families.

Hot air furnaces were the usual source of heat in city dwellings, being used in 52.6 p.c. of homes, while stoves were used in 29.6 p.c. and steam or hot water in 17.8 p.c. In the fringe area, stoves heated 68.9 p.c. of dwellings, followed by hot air furnaces, which were used to heat 20.3 p.c.

Gas or electric cooking stoves were used in 91.1 p.c. of fringe area homes, and 98.3 p.c. of city homes. Practically all metropolitan area homes were lighted by electricity. The percentage with refrigeration facilities was comparatively high, only 8.0 p.c. of fringe area households, and 7.5 p.c. of city households lacking any refrigeration facilities.

A further index of economic status is given by proportions of households with radio, vacuum cleaner, telephone, and automobile. In the city proper 20.6 p.c. had all these conveniences and 4.3 p.c. had none. In the fringe area corresponding percentages were 15.2 and 7.8.

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

The average value of owner-occupied homes was \$2,565 in the fringe area and \$3,404 in the city proper. Over 50 p.c. of city homes and over 75 p.c. of those in the fringe were valued by their owners at less than \$3,000. In the city 48.6 p.c. of owner-occupied homes were encumbered by mortgages to an average amount of \$1,922, while in the fringe area 24.1 p.c. of homes were mortgaged for amounts averaging \$1,382. Interest rates on first mortgages averaged 5.6 p.c. and 5.4 p.c. for the fringe and city areas, respectively. Yearly taxes in the city averaged \$112, as compared with \$60 in the fringe.

#### Rents:

Rentals in the Windsor area were comparatively low. In the city, rents averaged \$27, as against \$23 in the fringe area. The greatest concentration of rents in Windsor was between \$20 and \$24, and between \$15 and \$19 in its fringe, about one-quarter of the rents in each area falling into these ranges.

#### Earnings of Wage-Earner Families:

Wage-earner families comprised 81.5 p.c. of all households in the Windsor fringe area and 75.9 p.c. of those in the city proper. These percentages were the highest for any metropolitan community. The earnings of wage-earner families give a fairly accurate indication of income levels, since this group forms such a large proportion of the population. Average annual earnings of wage-earner family heads were \$1,640 in the fringe area and \$1,668 in the city proper. Ottawa and Toronto were the only other metropolitan cities in which earnings approximated this level. The earnings of 43.5 p.c. of wage-earners in the fringe area, and 40.1 p.c. of those in the city proper fell below \$1,500 in 1941. Current figures (1945) doubtless are higher, but 1941 wage levels may have some significance for housing plans involving post-war financial settlements.

#### Tenant Rent-Earnings Relationships:

Regardless of 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 related to malnutrition or crowding.

A clear-cut picture of relationships between earnings and rents from 1941 census records, can be obtained only for single family wage-earner households. Wage-earner single family tenant households in the Windsor metropolitan area numbered approximately 13,200 out of a total of 17,000 tenant households of all kinds. The over-all total included at least 1,200 tenant households composed of two or more families, a group in which rent-earnings relationships are typically less satisfactory than for the single family types.

In the Windsor metropolitan area, one-third of wage-earner families received \$1,400 or less in 1941, while another third received from \$1,400 to \$1,900. Family earnings averages in the lower- and middle-thirds of the wage-earner group amounted to \$943 and \$1,667 respectively. These figures are of special significance in considering 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, Windsor, 1941.

Monthly Rent \$		Lower-Third Wage-Earner Families	Middle-Third Wage-Earner Families
		(Percentage of Families)	
- 20	.....	40.2	21.8
20 - 34	.....	56.4	69.7
35 +	.....	3.4	8.5
Estimated Number of Single Family Households...		4,400	4,400

Families with average incomes of \$943 cannot afford shelter costs averaging more than \$15.72, 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 \$1,667 can afford monthly shelter costs averaging not more than \$27.78.

According to the above criterion only 24.7 p.c. of householders in the lower-third of the Windsor family earnings range, i.e., up to \$1,400, paid rents they could afford. The other 75.3 p.c. paid out more than one-fifth of their earnings on rent. Conditions were much better in the middle earnings range--\$1,400 to \$1,900--but even here almost 30 p.c. of tenant householders were paying out more than one-fifth of their earnings as rent.

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 Windsor were paying higher rents than a normal distribution of income would indicate.

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

HOUSING DATA - GREATER WINDSOR, 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		
	C.	F.	M.A.		C.	F.	M.A.		C.	F.	M.A.
0 .....	1.2	1.8	1.2	1 - 999 .....	4.2	25.7	8.9	1 - 499 .....	81.8	86.3	82.3
1 - 9 .....	1.3	6.3	1.6	1000 - 1999 .....	19.4	32.2	22.2	500 - 999 .....	13.9	9.8	13.4
10 - 14 .....	7.2	19.8	8.0	2000 - 2999 .....	28.5	17.5	26.0	1000 - 1499 .....	2.4	3.9	2.6
15 - 19 .....	13.8	26.2	14.6	3000 - 3999 .....	24.4	8.1	20.9	1500 - 1999 .....	.8	-	.7
20 - 24 .....	24.4	13.5	23.8	4000 - 4999 .....	10.5	5.7	9.5	2000 + .....	1.1	-	1.0
25 - 29 .....	22.6	15.3	22.1	5000 - 5999 .....	4.8	2.4	4.3	Average Payments ... \$ 339. \$ 257. \$ 329			
30 - 34 .....	13.1	3.6	12.5	6000 - 6999 .....	2.6	2.0	2.5	*Includes both interest and principal.			
35 - 39 .....	8.7	2.7	8.3	7000 - 7999 .....	1.2	2.4	1.5	MORTGAGE INTEREST RATE			
40 - 49 .....	5.5	5.4	5.5	8000 - 10999 .....	2.6	2.4	2.5	ON			
50 - 59 .....	1.7	3.6	1.8	11000 - 15999 .....	1.2	.8	1.1	OWNER-OCCUPIED HOMES			
60 + .....	.5	1.8	.6	16000 + .....	.6	.8	.6	(on Mortgages Outstanding)			
Total Rented Dwellings ..... 15,851 1,186 17,037				Total Owned Dwellings ..... 9,379 2,509 11,888				Rate			
Average Monthly Rent ..... \$ 27. \$ 23. \$ 26.				Average Value ..... \$3,404 \$2,565. \$3,223				Percentage of Homes			
								C. F. M.A.			
								4 per cent ..... 1.8 3.8 2.1			
								5 " " ..... 62.7 45.3 60.5			
								6 " " ..... 25.1 39.6 26.8			
								7 " " ..... 10.4 11.3 10.6			
								8 " " ..... - - -			
								9 " " ..... - - -			
								10 " " ..... - - -			
								Average Rate - Per Cent ..... 5.4 5.6 5.5			
								ANNUAL TAX PAYMENTS			
								ON			
								OWNER-OCCUPIED DWELLINGS			
								Amount			
								Percentage of Homes			
								C. F. M.A.			
								1 - 199 ..... 92.6 96.3 93.3			
								200 - 399 ..... 6.5 2.9 5.7			
								400 - 599 ..... .6 .4 .6			
								600 - 799 ..... - - -			
								800 - 999 ..... .1 .4 .2			
								1000 - 1199 ..... .1 - .1			
								1200 + ..... .1 - .1			
								Average Payments ..... \$ 112. \$ 60. \$ 101.			

PERCENTAGE OF ALL TENANT HOMES FOR WHICH RENT INCLUDES SPECIFIED SERVICES				MORTGAGE OUTSTANDING ON OWNER-OCCUPIED HOMES			
Service	Percentage of Homes			Amount \$	Percentage of Homes		
	C.	F.	M.A.		C.	F.	M.A.
Use of -				1 - 999 .....	17.9	44.3	21.2
Furniture .....	7.2	5.2	7.1	1000 - 1999 .....	34.6	27.8	33.6
Heat .....	20.9	3.1	19.7	2000 - 2999 .....	30.6	16.7	28.9
Garage .....	27.5	40.6	28.4	3000 - 3999 .....	8.6	3.7	8.0
				4000 - 4999 .....	5.2	3.7	5.0
				5000 - 5999 .....	1.3	1.9	1.4
				6000 - 6999 .....	.5	1.9	.7
				7000 - 7999 .....	.5	-	.5
				8000 - 8999 .....	-	-	-
				9000 + .....	.8	-	.7
				Estimated Number of Owner-Occupied Homes Mortgaged ..... 4,600 600 5,200			
				Average Amount ..... \$1,922. \$1,382 \$1,855.			
				Percentage of Owner-Occupied Homes Mortgaged ..... 48.6 24.1 43.2			

TENURE			
	Percentage of Homes		
	C.	F.	M.A.
Owner-Occupants .....	37.2	67.9	41.1
Tenant-Occupants .....	62.8	32.1	58.9
Total Number of Occupied Dwellings ..... 25,230 3,695 28,925			

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

## HOUSING DATA - GREATER WINDSOR, 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	1.3	.3	1.2	1	4.0	1.4	3.7
2	3.7	4.4	3.2	2	20.2	20.2	20.2
3	9.0	9.1	9.0	3	21.5	22.5	21.7
4	11.0	25.8	12.8	4	20.8	16.6	20.3
5	26.2	22.7	25.8	5	13.9	14.4	13.9
6	29.6	18.8	28.3	6	7.7	7.5	7.7
7	10.1	9.4	10.0	7	5.3	8.0	5.6
8	5.8	5.3	5.7	8	2.9	4.4	3.1
9	1.4	2.5	1.5	9	1.7	1.9	1.7
10	1.1	.3	1.0	10	.6	1.1	.7
11 +	.8	1.4	.9	11	.4	1.4	.5
Number of Dwellings	25,230	3,695	28,925	12 +	1.0	.6	.9
Average Number of Rooms	5.4	5.2	5.4	Number of Households	25,230	3,695	28,925
				Average Number of Persons	4.1	4.4	4.1

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	59.4	93.9	63.7	Under 1 Year	8.2	6.4	8.0
2	20.8	3.9	18.7	1	21.3	20.0	21.1
3	3.7	.5	3.3	2	12.3	12.8	12.4
4 - 10	10.5	1.7	9.4	3	8.9	10.6	9.1
11 - 15	1.6	-	1.4	4	7.0	7.8	7.1
16 +	4.0	-	3.5	5	6.5	3.1	6.2
Number of Dwellings	25,230	3,695	28,925	6 - 10	14.7	18.1	15.1
				11 - 15	7.3	9.2	7.5
				16 - 20	7.5	7.2	7.5
				21 - 30	6.1	4.6	5.9
				31 +	1.2	.3	1.1
				Number of Households	25,230	3,695	28,925
				Average Number of Years	6.7	6.4	6.7

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	17.8	10.8	16.9	Gas or Electricity	98.3	91.1	97.3
Hot Air	52.6	20.3	48.5	Wood	.9	6.1	1.6
Stove	29.6	68.9	34.6	Coal	.6	1.1	.7
Number of Dwellings	25,230	3,695	28,925	Coal Oil or Other	.2	1.7	.4
				Number of Dwellings	25,230	3,695	28,925

## SUMMARY OF CONDITIONS AND CONVENIENCES

Dwellings	Percentage of Dwellings		
	C.	F.	M.A.
1. Needing external repair	22.5	33.7	23.9
2. With electric lighting	99.5	98.9	99.0
3. With running water	99.5	96.1	99.0
4. With mechanical refrigeration	41.8	39.5	41.5
5. With ice refrigeration	50.5	51.9	50.7
6. With gas or electric cooking	98.3	91.1	97.3
7. With private flush toilet	93.2	66.9	89.7
8. With shared flush toilet	6.2	3.3	5.9
9. With private bathtub or shower	88.7	58.9	85.1
10. With shared bathtub or shower	6.6	3.5	6.3
11. With telephone	38.8	22.4	36.6
12. With electric vacuum cleaner	50.1	38.9	48.7
13. With automobile	47.7	64.8	49.8
14. With radio	92.7	86.7	92.0
15. With 11, 12, 13 and 14 above	20.6	15.2	19.8

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

# HOUSING DATA - GREATER WINDSOR, 1941

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## OCCUPATIONAL STATUS OF HOUSEHOLD HEADS

Status	Percentage of Households		
	C.	F.	M.A.
Wage-Earner .....	75.9	81.5	76.6
Own Account .....	8.0	7.3	7.9
Employer .....	1.8	2.0	1.8
Retired .....	5.4	5.3	5.4
No Pay .....	-	-	-
Other Income .....	1.0	.3	.9
Homemaker .....	7.9	3.6	7.4

Total Number of Households ..... 25,230      3,695      28,925

## HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGERS

Lodgers	Percentage of Households		
	C.	F.	M.A.
1 .....	64.1	68.2	64.3
2 .....	18.9	18.2	18.9
3 + .....	17.0	13.6	16.8

Estimated Number of Households  
with Lodgers ..... 3,200      200      3,400

## HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGING FAMILIES

Lodging Families	Percentage of Households		
	C.	F.	M.A.
1 .....	90.5	85.7	90.0
2 .....	7.0	14.3	7.7
3 + .....	2.5	-	2.3

Estimated Number of Households  
with Lodging Families ..... 2,000      200      2,200

## 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 .....	1.0
100 - 199 .....	.8
200 - 299 .....	.9
300 - 399 .....	1.1
400 - 499 .....	1.3
500 - 599 .....	1.4
600 - 699 .....	1.6
700 - 799 .....	1.7
800 - 899 .....	1.8
900 - 999 .....	1.9
1000 + .....	2.2

\* 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 .....	6.3	6.9	6.4
500 - 999 .....	9.9	11.4	10.1
1000 - 1499 .....	23.9	25.2	24.1
1500 - 1999 .....	34.6	32.8	34.5
2000 - 2499 .....	16.5	15.9	16.4
2500 - 2999 .....	3.7	2.8	3.6
3000 - 3999 .....	3.5	3.1	3.5
4000 - 4999 .....	.6	1.0	.7
5000 - 5999 .....	.3	.3	.3
6000 + .....	.7	.6	.4

Estimated Number of Families ..... 18,900      3,000      21,900  
Average Earnings ..... \$1,668.      \$1,640.      \$1,664.

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

Amount \$	Percentage of Families		
	Owners	Tenants	Total
0 - 499 .....	5.1	6.9	6.3
500 - 999 .....	6.4	11.6	9.9
1000 - 1499 .....	23.4	24.3	23.9
1500 - 1999 .....	33.1	35.5	34.6
2000 - 2499 .....	19.4	15.0	16.5
2500 - 2999 .....	4.6	3.2	3.7
3000 - 3999 .....	5.8	2.4	3.5
4000 - 4999 .....	1.0	.5	.6
5000 - 5999 .....	.8	.2	.3
6000 + .....	.9	.4	.7

Estimated Number of Families ..... 7,000      11,900      18,900  
Average Earnings ..... \$1,820.      \$1,591.      \$1,668.

## 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 .....	6.3	9.1
500 - 999 .....	9.9	15.8
1000 - 1499 .....	23.9	26.6
1500 - 1999 .....	34.6	34.4
2000 - 2499 .....	16.5	12.0
2500 - 2999 .....	3.7	1.2
3000 - 3999 .....	3.5	.9
4000 - 4999 .....	.6	-
5000 - 5999 .....	.3	-
6000 + .....	.7	-

Average Earnings ..... \$1,668.      \$1,393.

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

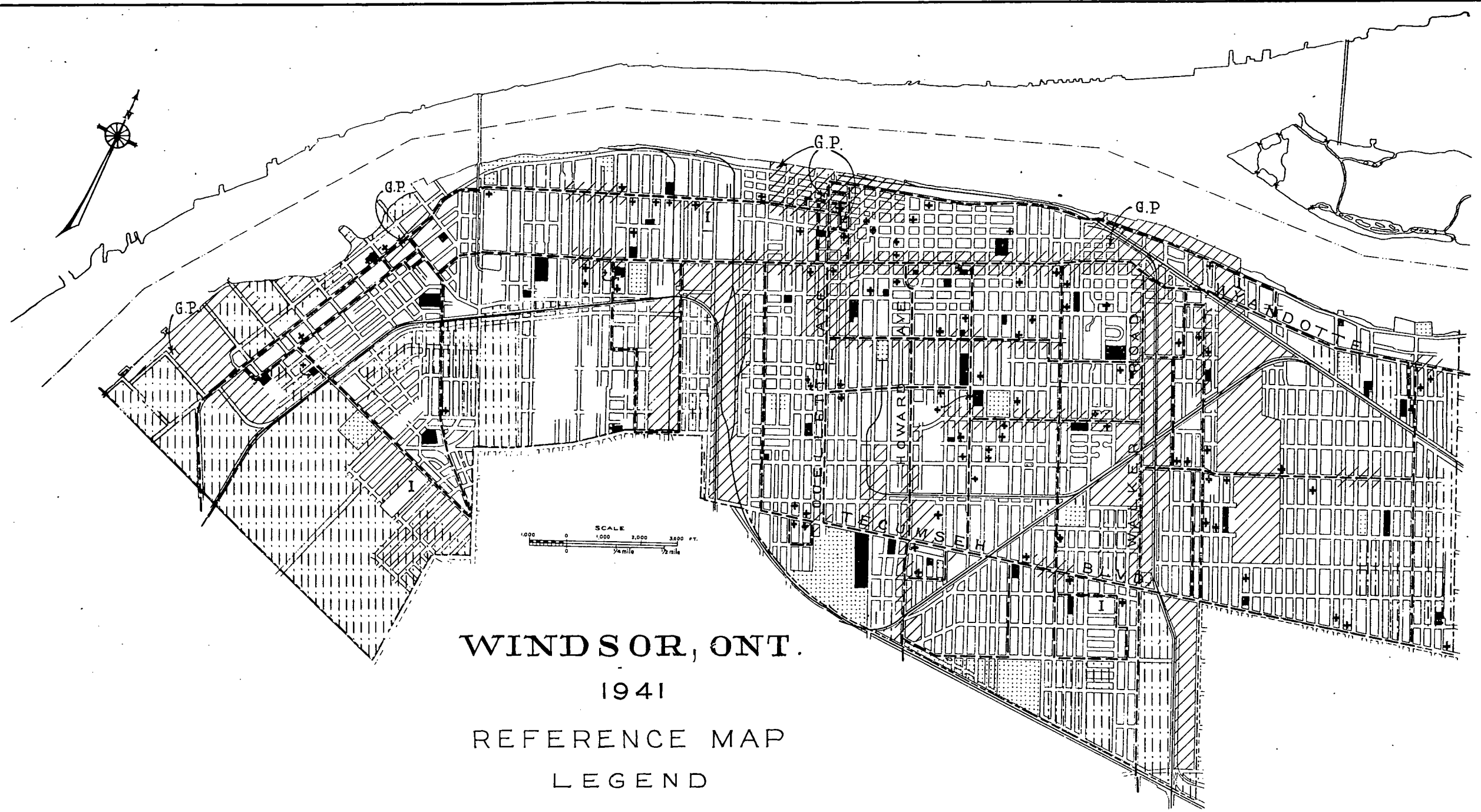
	\$		\$
Level 1 .....	1,083	Level 4 .....	1,708
" 2 .....	1,200	" 5 .....	1,832
" 3 .....	1,454	" 6 .....	2,497

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 standard 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.



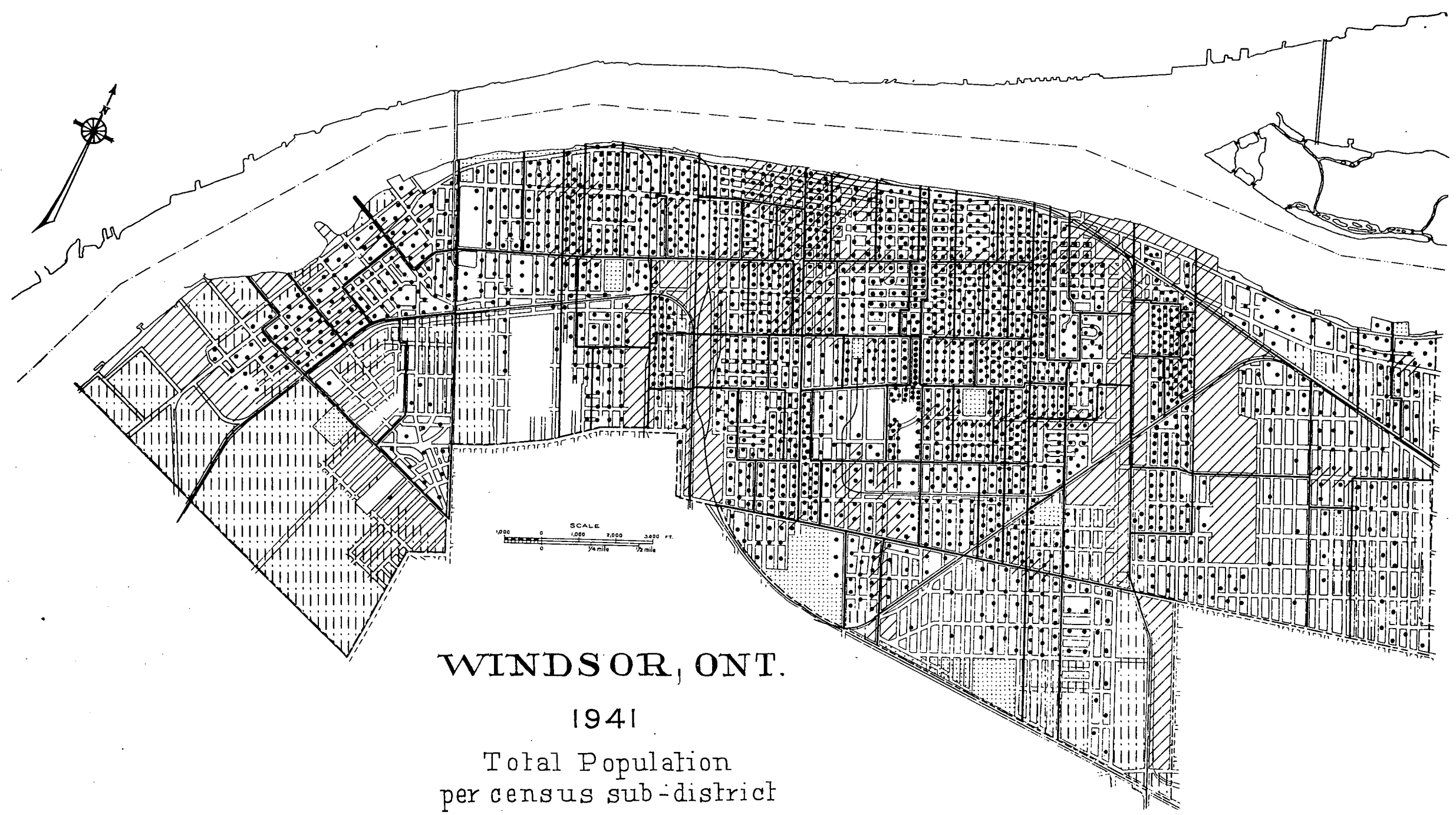
# WINDSOR, ONT.

1941

REFERENCE MAP

LEGEND

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






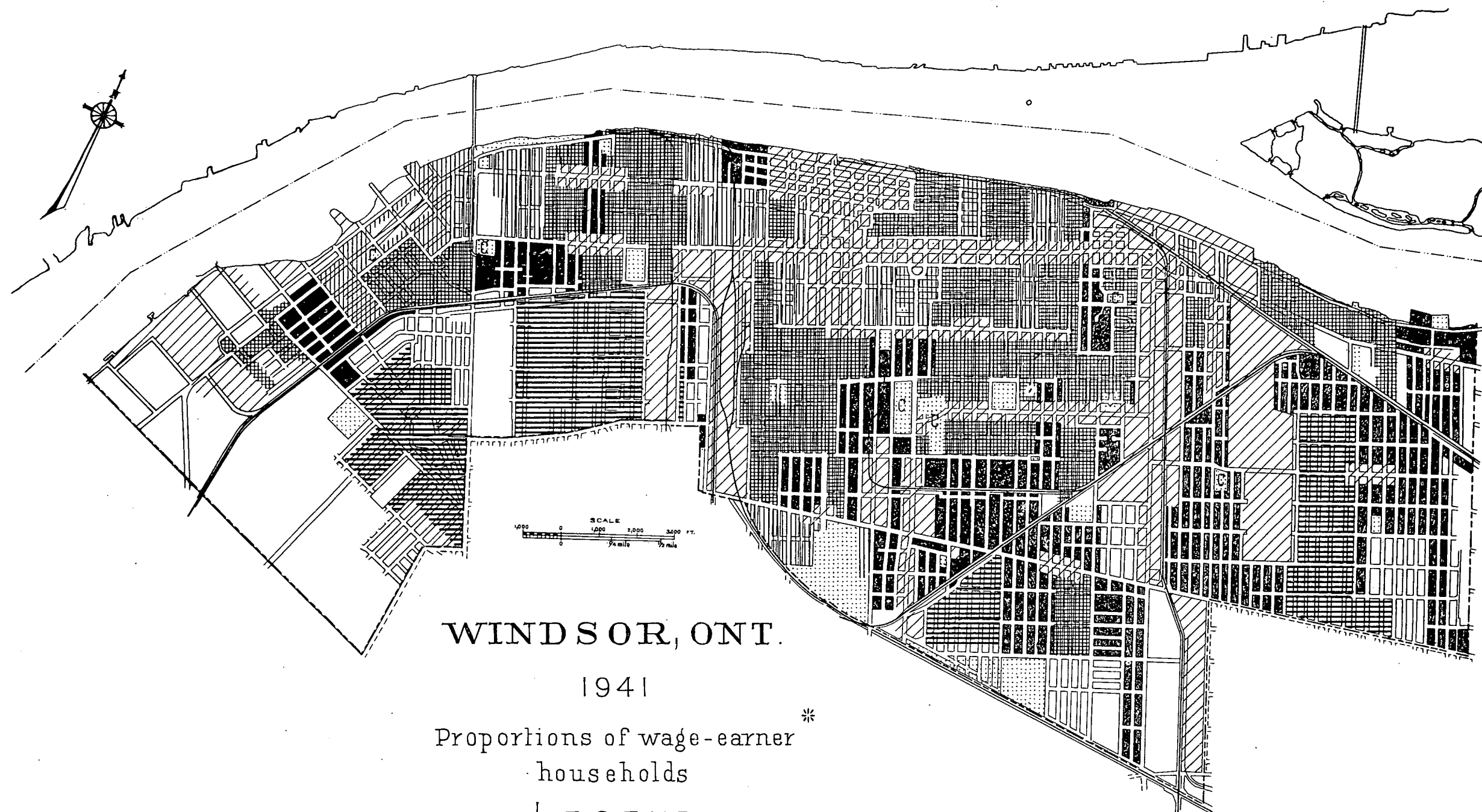
# WINDSOR, ONT.

1941

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

1 dot = 50 persons

-  Commercial and Industrial
-  Parks
-  Non-occupied areas











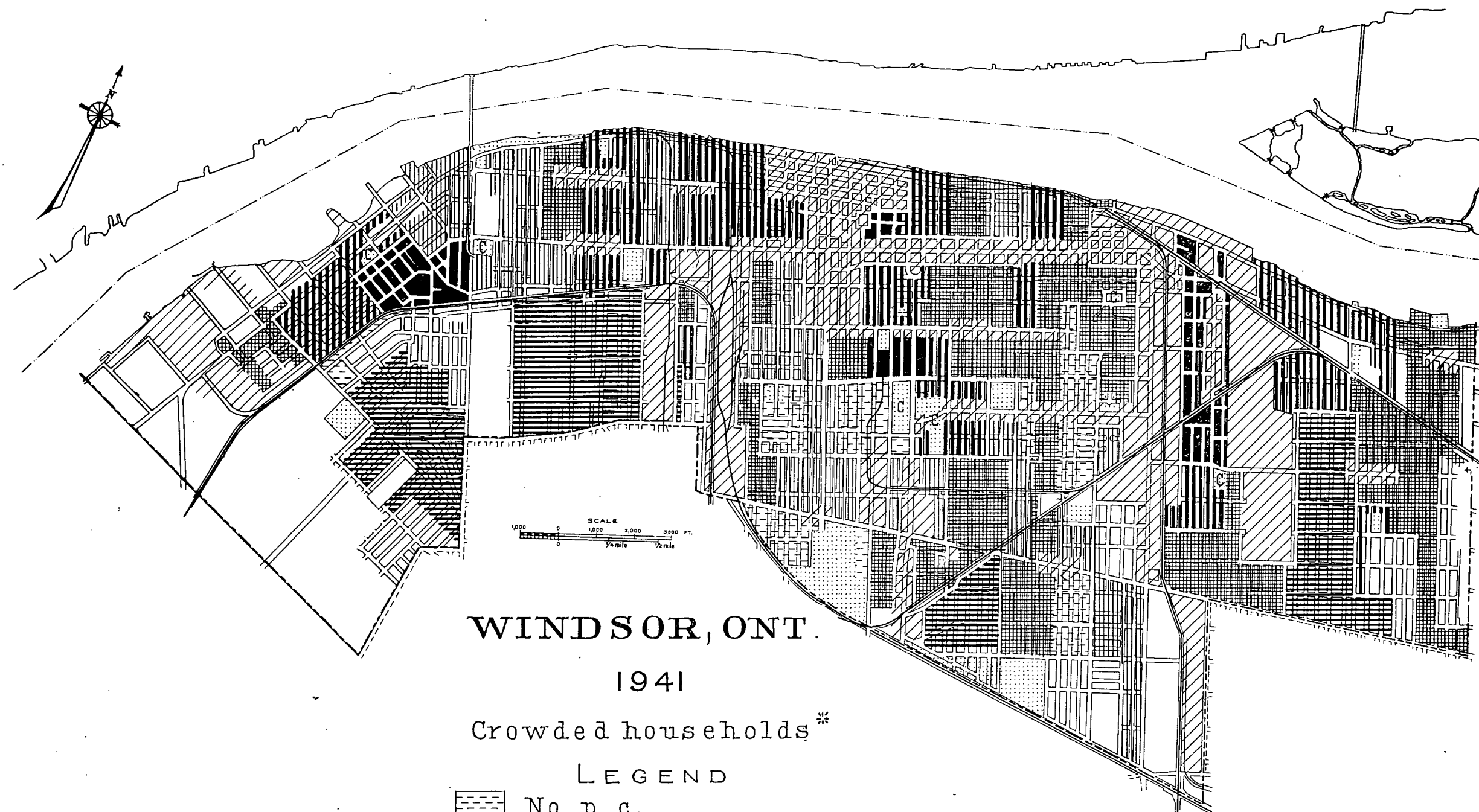
# WINDSOR, ONT.

1941

Proportions of wage-earner  
households \*

## LEGEND

- |   |                                 |
|---|---------------------------------|
|  | 0 - 39 p.c.                     |
|  | 40 - 59 p.c.                    |
|  | 60 - 79 p.c.                    |
|  | 80 - p.c. +                     |
|  | Wartime housing                 |
|  | Commercial and Industrial areas |
|  | Cemeteries                      |
|  | Non-occupied areas              |



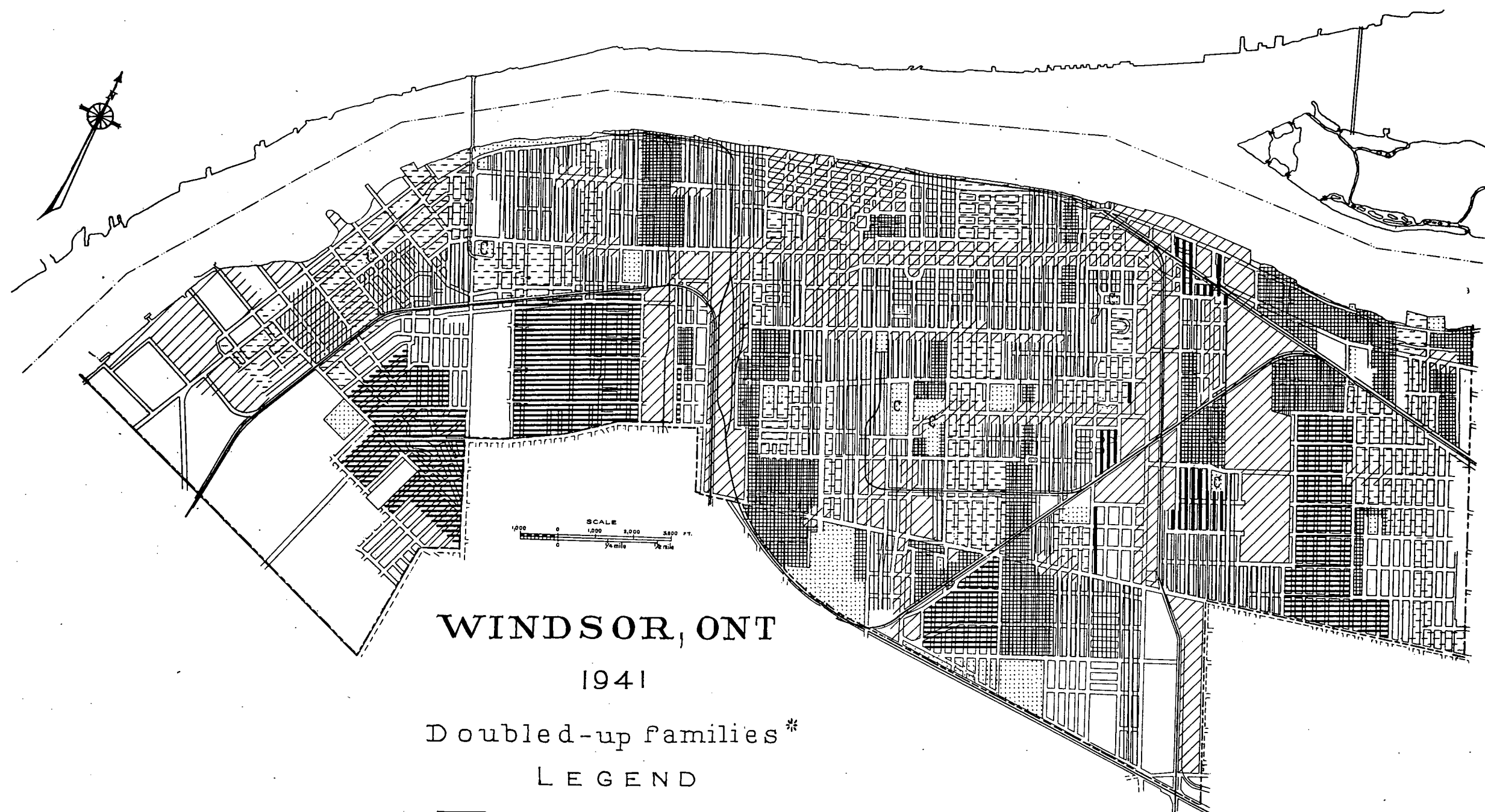
## WINDSOR, ONT.

1941

Crowded households \*

### LEGEND

	No p.c.
	1 - 9 p.c.
	10 - 19 p.c.
	20 - 29 p.c.
	30 p.c. +
	Wartime housing
	Commercial and Industrial
	Parks
	Cemeteries
	Non-occupied areas



# WINDSOR, ONT

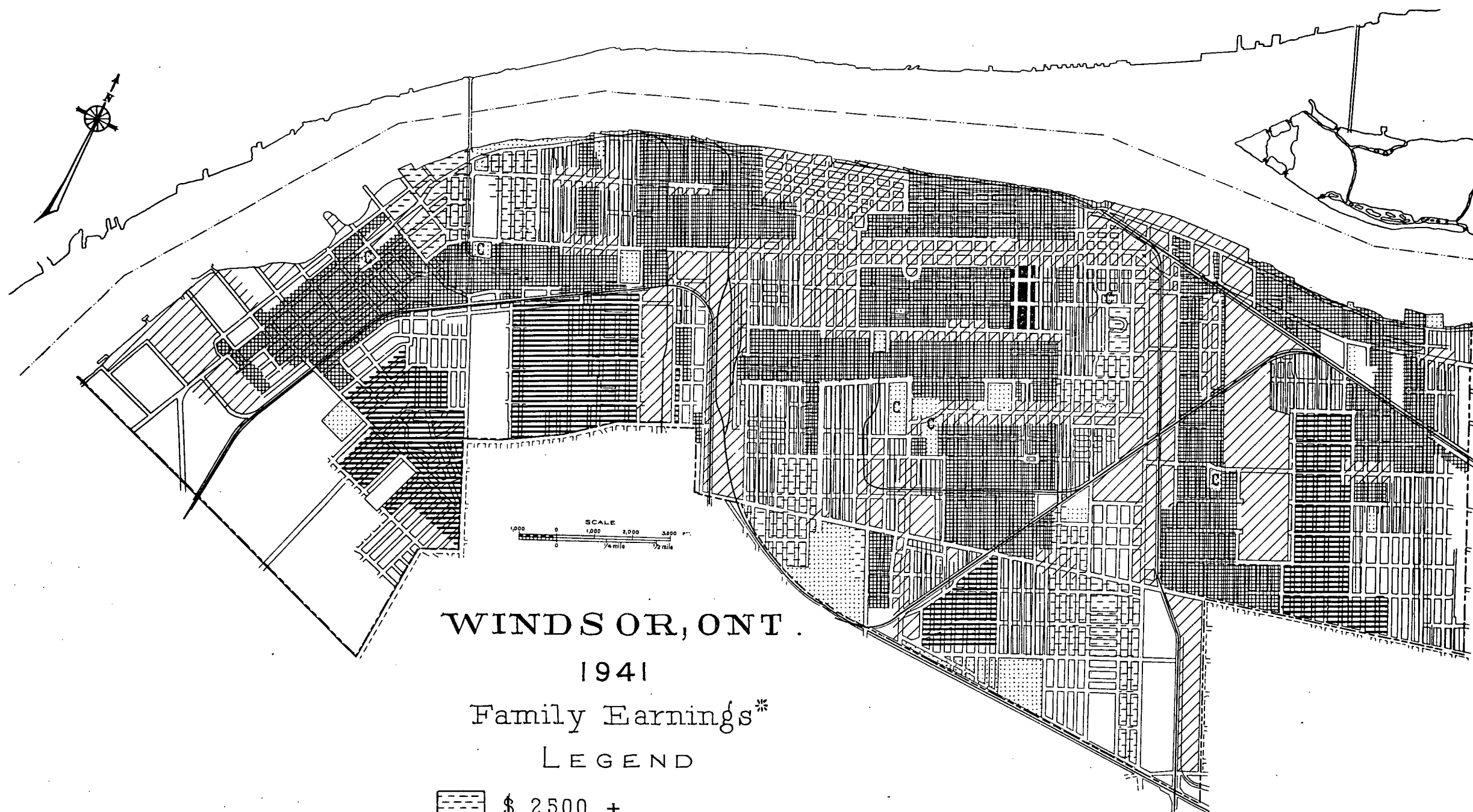
1941

Doubled-up families\*

## LEGEND

- No p.c.
- 1 - 9 p.c.
- 10 - 19 p.c.
- 20 - 29 p.c.
- 30 p.c.
- Wartime housing
- Commercial and Industrial
- Parks
- Cemeteries
- Non-occupied areas





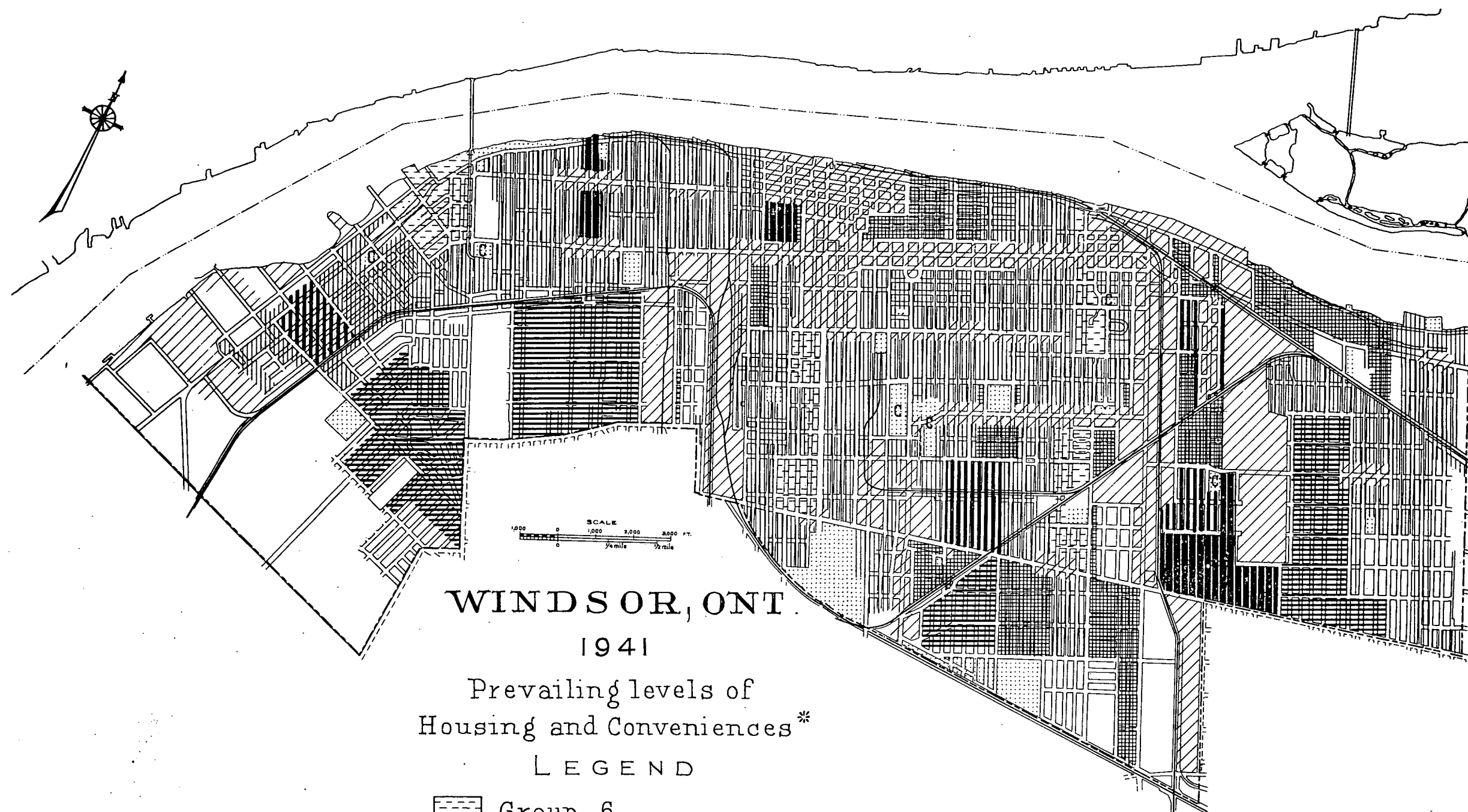
# WINDSOR, ONT.

1941

Family Earnings\*

## LEGEND

	\$ 2500 +
	\$ 1750 - 2499
	\$ 1000 - 1749
	\$ 0 - 999
	Wartime housing
	Commercial and Industrial
	Parks
	Cemeteries
	Non-occupied areas



## WINDSOR, ONT.

1941

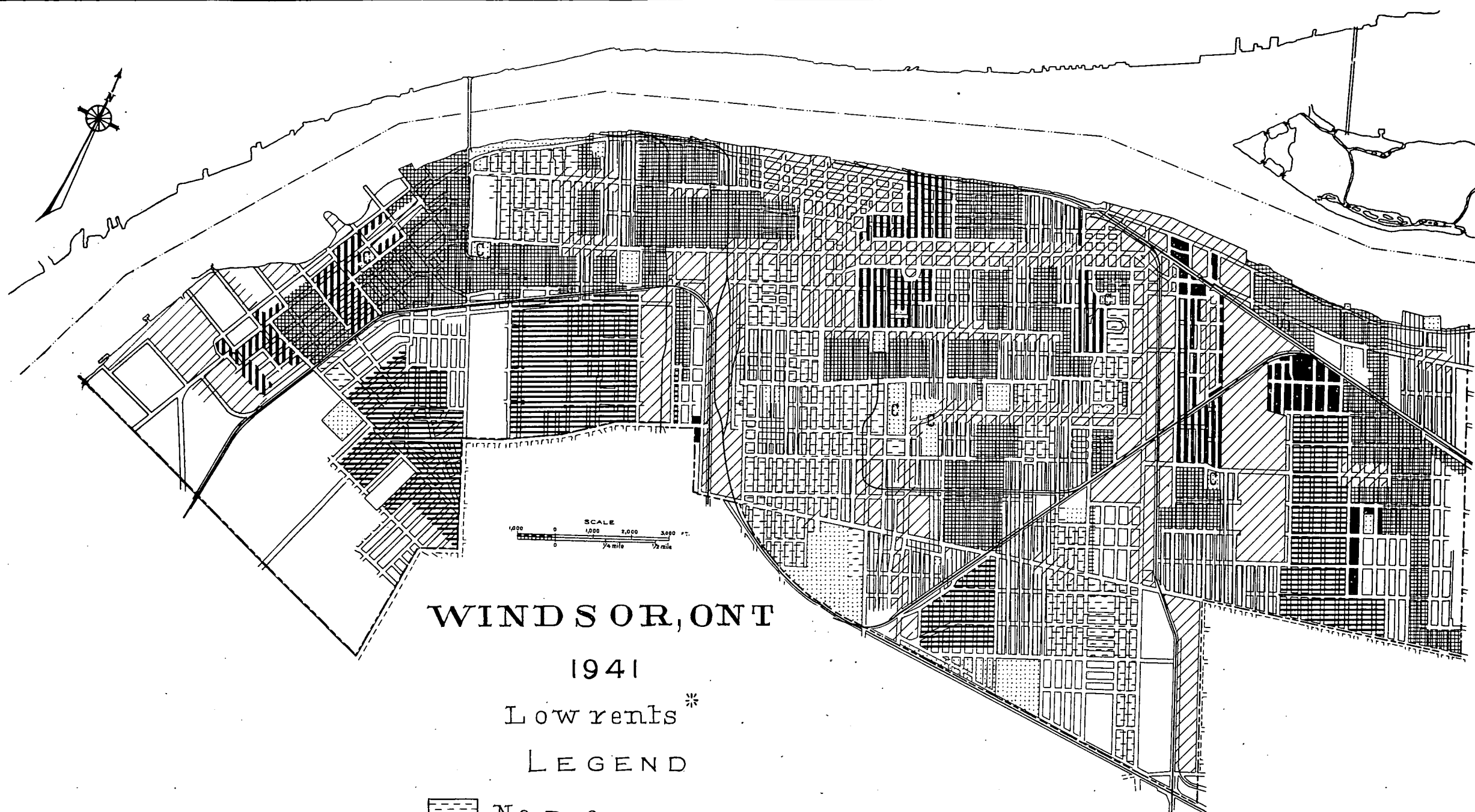
Prevailing levels of  
Housing and Conveniences\*

### LEGEND

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

	Wartime housing
	Commercial and Industrial Parks
	Cemeteries
	Non-occupied areas





# WINDSOR, ONT

1941

Low rents \*

## LEGEND

	No p.c.
	1 - 19 p.c.
	20 - 39 p.c.
	40 - 59 p.c.
	60 p.c. +

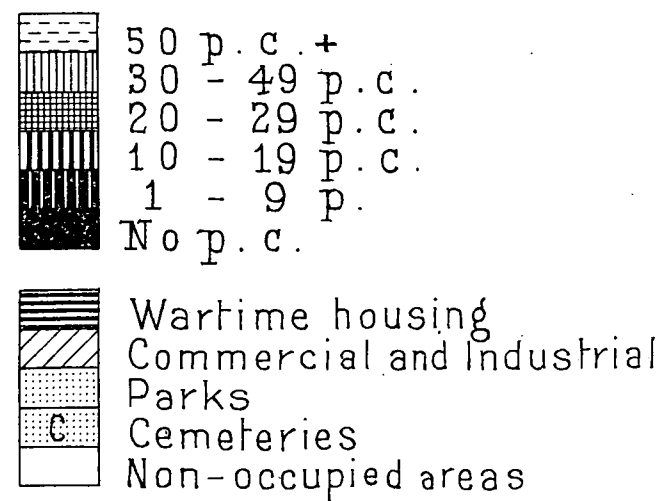
	Wartime housing
	Commercial and Industrial
	Parks
	Cemeteries
	Non-occupied areas

# WINDSOR, ONT

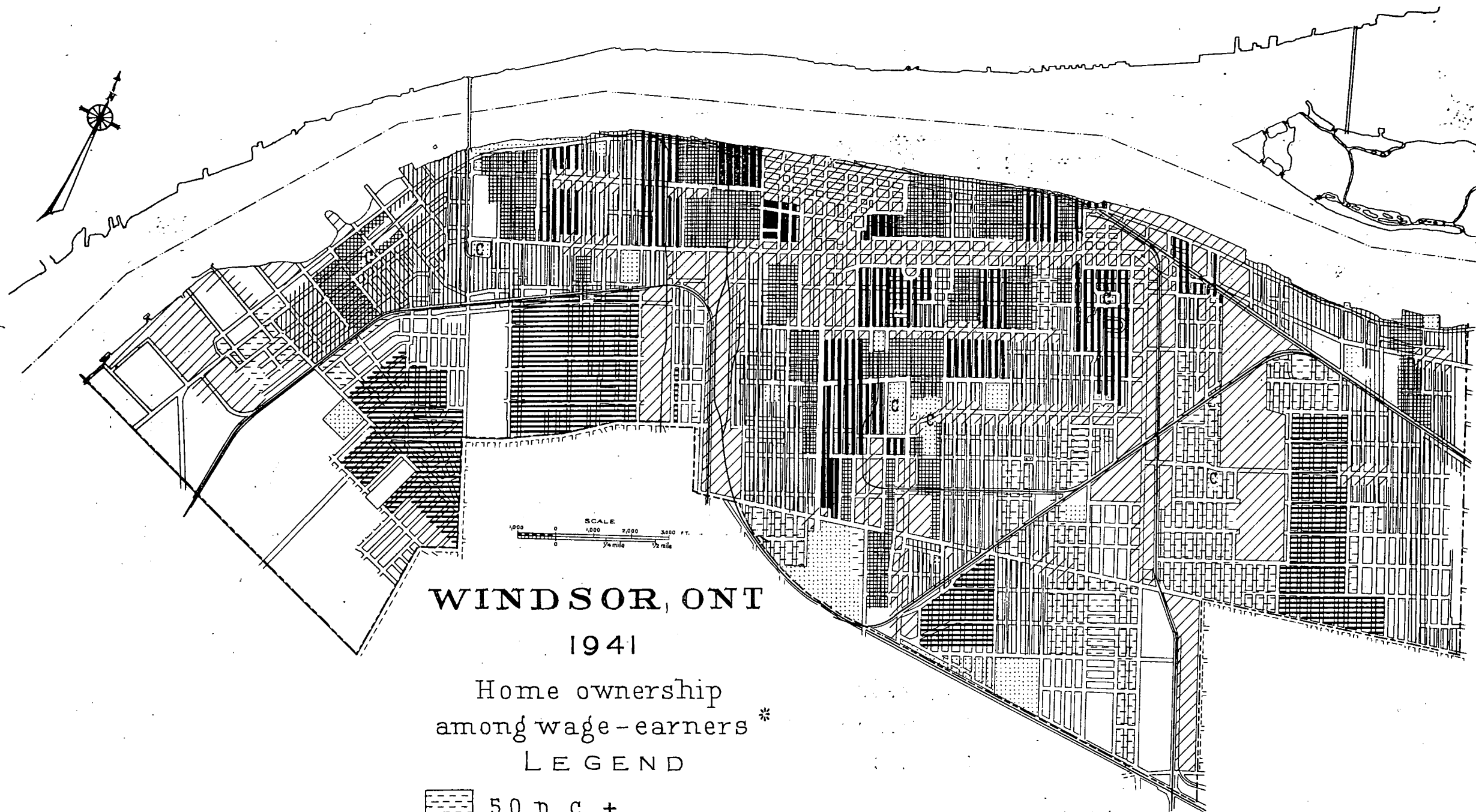
1941

Home ownership  
among wage-earners \*

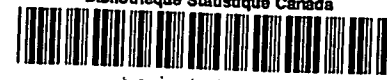
## LEGEND



SCALE  
1,000 0 1,000 2,000 3,000 FT.  
1/4 mile 1/2 mile



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