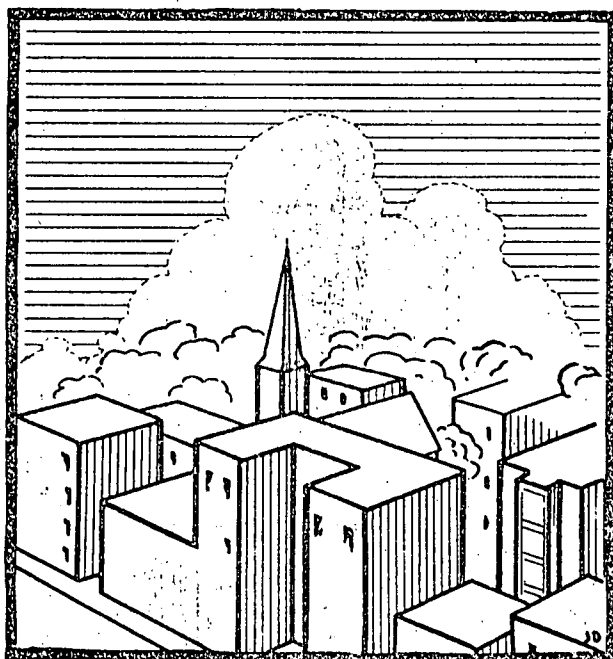




CANADA

WINNIPEG



HOUSING ATLAS

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PREFATORY NOTE

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

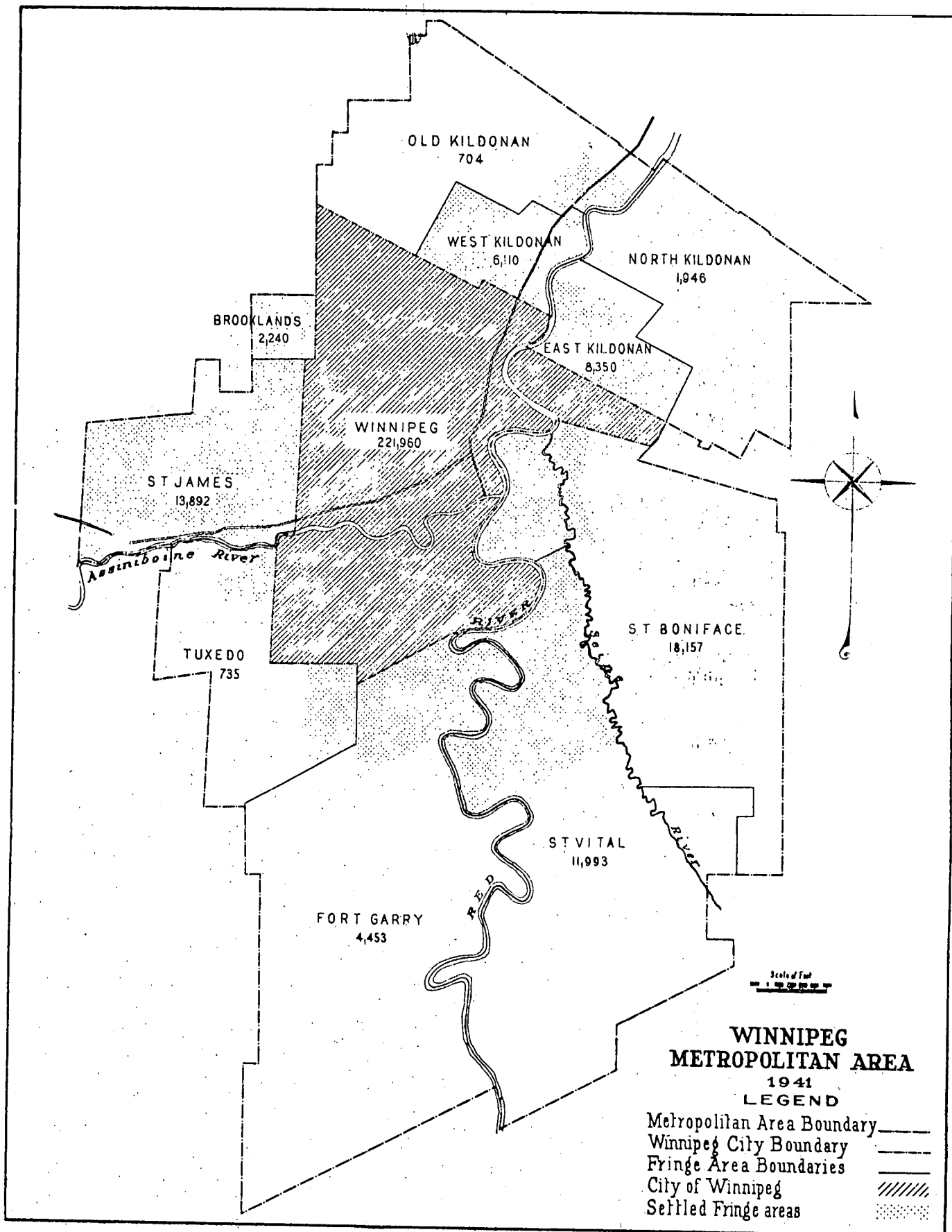
The Bureau gratefully acknowledges the assistance of Mr. L. F. Borrowman, Assessment Commissioner, and Mr. P. Pickering, Chief Inspector, Division of Sanitation and Housing, of the City of Winnipeg.

S. A. Cudmore.

S. A. CUDMORE,
DOMINION STATISTICIAN.

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HOUSING IN WINNIPEG, 1941.

Introductory:

In addition to the brief comments on Winnipeg housing which follow, this brochure contains a statistical summary of 1941 housing data for Greater Winnipeg and also a graphic record of housing within the city limits. The statistical 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 groups of households, i.e., those in which the household head is a wage-earner.

Because of changes which have taken place in Winnipeg 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 Winnipeg Housing

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 Winnipeg metropolitan area. Besides the city of Winnipeg proper, this area included the city of Saint Boniface, the town of Tuxedo, the village of Brooklands, and the municipalities of Fort Garry, East Kildonan, West Kildonan, North Kildonan, Old Kildonan, St. James, and St. Vital. These 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 70.9 of all households in the metropolitan fringe, and 68.2 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 the suburban sections of the Winnipeg metropolitan area. However, a brief summary of statistical material has been prepared for suburbs of more than 1,000 population, and they have been located on a separate map which indicates 1941 population.

It is apparent that earnings, rents, and dwelling values were higher in the city than in any of its principal suburbs. The reverse relationship was true of tenure, with the percentage of home owners notably high in North Kildonan and in Brooklands; both had more than 80 p.c. of householders falling into this grouping. Average earnings of the head of the household in suburban areas were highest in St. James and St. Vital, amounting to \$1,464 and \$1,451 respectively. They were lowest in North Kildonan. These high and low earnings are reflected in the rent and dwelling value figures to a considerable extent.

Summary of Population and Housing Data. Winnipeg and Principal Satellites*, 1941.

	Population	Estimated Number of Households	Average Earnings of Household Heads	Average Monthly Rent	Average Value of Dwelling	Percentage of Home Owners
			\$	\$	\$	
Winnipeg	221,960	48,963	1,642	31	3,443	43.9
Brooklands	2,240	683	1,103	11	751	80.6
Fort Garry	4,453	979	1,318	17	2,481	63.5
Kildonan N.	8,350	2,417	1,219	22	1,812	67.5
Kildonan E.	1,946	469	1,054	17	1,361	87.0
Kildonan W.	6,110	1,520	1,278	20	1,941	61.1
St. Boniface	18,157	4,009	1,310	22	2,678	44.5
St. James	13,892	3,448	1,464	20	2,291	64.8
St. Vital	11,993	2,774	1,451	21	2,420	64.0

* There were also 1,439 persons living in Tuxedo and Old Kildonan.

The 1941 population of the Winnipeg metropolitan community was 290,540. Of this total 221,960 lived in the city and 68,580 in the suburbs. Growth since 1931 has been small, amounting to only 1.5 p.c. in the city, and 4.7 p.c. in the fringe. This would point to a considerable emigration of people from Winnipeg between 1931 and 1941, since the natural increase during a decade would have been more than 1.5 p.c.

On June 1, 1941, there were 541 vacant dwellings in Winnipeg proper, and 26 in St. Boniface. Some of these would be vacant only temporarily, while others almost certainly were unfit for human habitation. Even when unrevised to take care of these two points, the figures of vacant homes above are negligible in comparison with the number of lodging families in the Winnipeg area.

The average number of years occupants had lived in their present dwelling was 8.4 for the city and 8.7 for the fringe area. The higher percentage of home owners in the fringe area probably accounts for most of the difference. Tenants move more frequently than home owners.

Description of Dwellings:

In the fringe area 92.0 p.c. of the dwellings were single houses, while in the city the percentage was 65.8. These figures are fairly typical of the five metropolitan centres west of Hamilton. Corresponding figures for flats and apartments were 6.5 p.c. and 28.0 p.c. respectively. A striking feature of Winnipeg city dwellings was the high percentage, 14.5, situated in buildings containing 16 or more dwellings. Dwellings in the city were generally in a better state of external repair than those in the fringe area, with 21.8 p.c. of city dwellings requiring repairs compared with 28.4 p.c. in the fringe.

The average dwelling in the fringe area contained 4.9 rooms, and in the city 5.2 rooms. The most common number of rooms was 5, in both areas. With the exception of Vancouver, the average number of rooms per dwelling was less in metropolitan Winnipeg than in any other metropolitan area.

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 eating at the same table with the principal family, and may also include two or more separate housekeeping groups in the dwelling. Since it includes all persons living in the dwelling, the household is the most significant unit for measurements of crowding. The mere presence of lodging families provides a rough index of crowding.

The average number of persons per household was 4.1 in the fringe area, and 4.3 in the city. Compared with the average number of rooms for the two areas--4.9 and 5.2 respectively--an average of more than one room per person is obtained. Actually, 19 p.c. of families in the city occupied dwelling units providing less than one room per person. A close correlation of earnings per person and rooms per person is shown in one of the tables following this section.

The percentage of households with individual lodgers was 4.7 in the fringe area, and 10.9 in the city. Both percentages were slightly less than the average for the 12 metropolitan centres. Percentages of households with lodging families were higher, amounting to 7.2 p.c. in the fringe area and 15.1 p.c. in the city. The estimated number of lodging families in the Winnipeg metropolitan area was 12,100. This suggested a considerable need for new dwelling units, since the number of vacant dwellings amounted to less than 1,000 at the time of the 1941 census.

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 and cooking facilities show decided variations between the two areas. Although more than 99 p.c. of city homes had running water, the corresponding percentage in the fringe area was 71.0 p.c. This difference naturally reflected itself in toilet and bathing facilities. In the city, 99.1 p.c. of households had access to a flush toilet, either private or shared, while in the fringe area only 68.0 p.c. of households had such access. Similarly 88.5 p.c. of city dwellings had either a private or shared bathtub or shower compared with 59.0 p.c. in the fringe area. Proportions of shared toilet and bathing facilities were higher in the city than in the fringe area.

corresponding with the higher percentage of city lodging families.

Gas and electricity were the most popular cooking fuels. One or the other was used in 76.9 p.c. of city dwellings and 67.4 p.c. of fringe dwellings. A mechanical or an ice refrigerator was installed in 77.4 p.c. of the former dwellings and 69.3 p.c. of the latter. Electric lighting was practically universal in the metropolitan area.

Almost half of the city dwellings were heated by hot air furnaces, and a third by steam or hot water, with stoves heating the remaining dwellings. In the fringe area, stoves were the most prevalent, heating 43.8 p.c. of dwellings, with hot air furnaces a close second.

A further index of economic status is provided by proportions of dwellings with a telephone, vacuum cleaner, automobile, and radio. In the fringe area 14.4 p.c. of dwellings had all of these conveniences, and 5.2 p.c. had none. In the city, corresponding percentages were 17.8 and 5.0. The city led in percentages of households with telephone and vacuum cleaner, but it fell behind the fringe area in percentages with automobiles and radios.

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

Average values of owned homes in 1941 as declared by the owners were \$3,443 in the city, and \$2,484 in the fringe area. These values were less than those for metropolitan centres in Ontario and Quebec, but higher than for Vancouver or Saint John. In the fringe area over half the homes were valued at less than \$2,000. The average mortgage outstanding amounted to \$1,480 in the fringe area where 32.3 p.c. of homes were so encumbered, and to \$1,607 in the city, where 39.3 p.c. were mortgaged. Average interest rates were almost identical in the two areas, amounting to 6.2 p.c. and 6.3 p.c. respectively. Tax payments provide an interesting feature, with city taxes lower in relation to value of dwelling than the corresponding ratio for the fringe area. However, actual tax payments were lower in the fringe area than in the city because of the comparatively low increase value of fringe area homes.

Rents

Average monthly rents in Winnipeg amounted to \$31, and in the fringe area to \$22. In the city almost three-quarters of the rents were fairly evenly distributed in \$5 intervals from \$10 to \$40, while in the fringe rentals were concentrated more between \$10 and \$20 per month.

Earnings of Wage-Earner Families:

Wage-earner families comprised 69.0 p.c. of all families in the Winnipeg metropolitan area. They provide a good index of the earning power of the city as a whole, since a large portion of the remaining households were headed by small independent enterprisers who balance the more wealthy but comparatively small group of employers. Earnings of wage-earner family heads averaged \$1,372 in the fringe area and \$1,542 in the city. In the fringe 64.7 p.c. of family heads earned less than \$1,500, and in the city the corresponding percentage was 59.7.

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 sacrificing 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 consideration to single family wage-earner households. Wage-earner single family tenant households in the Winnipeg metropolitan area numbered approximately 24,300 out of a total of 33,900 tenant households of all kinds. The over-all total included at least 5,100 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 Winnipeg metropolitan area, one-third of wage-earner families received \$1,000 or less in 1941, while another third received from \$1,001 to \$1,800. Family earnings

averages in the lower- and middle-thirds of the wage-earner group amounted to \$614 and \$1,354 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
Family Earnings Groups Paying Specified Rents, Winnipeg, 1941.

Monthly Rent \$		Lower-Third Wage-Earner Families	Middle-Third Wage-Earner Families
		(Percentage of Families)	
- 20	.....	64.7	22.4
20 - 34	.....	28.0	51.3
35 +	.....	7.3	26.3
Estimated Number of Single Family Households (without lodgers)		8,100	8,100

Families with average income of \$614 cannot afford monthly shelter costs averaging more than \$10.23 if one-fifth of income be accepted as the upper limit which may reasonably be devoted to shelter. Likewise families with average incomes of \$1,354 can afford monthly shelter costs averaging not more than \$22.57.

Actual rents for tenants in the lower-third of the Winnipeg single family earnings range, i.e., \$1,000 or less, averaged \$18. In 1941, it is probable that there were 11,300 tenant households of all kinds in this earnings group, about 10,400 of which were paying more than 20 p.c. (or \$10.23) of monthly income for shelter. In the middle earnings range (from \$1,001 to \$1,800) the situation was better. Rents averaged \$26 a month as compared with \$22.57 which represented one-fifth of earnings. About 7,800 tenant households in this group were estimated to have exceeded one-fifth of income for shelter.

Two factors tend to make these estimates of tenants paying excessive rentals somewhat high. First, family income tends to exceed family earnings by a small amount, and it is possible also that reported earnings may be understated. However, both these considerations are likely to be much less important in the low than in the high earnings ranges. Second, approximately 45 p.c. of Winnipeg tenants reported heating costs included with rents; heating ordinarily accounts for less than 5 p.c. of a wage-earner family budget. It is improbable that these combined considerations would reduce the above estimates by more than 10 p.c.

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

HOUSING DATA - GREATER WINDPES, 1941.

MONTHLY RENTALS			
Amount \$	Percentage of Homes		
	C.	F.	M.A.
0	1.8	1.6	1.8
1 - 9	1.9	5.1	2.5
10 - 14	10.7	22.2	12.9
15 - 19	13.2	22.7	14.8
20 - 24	10.2	12.9	10.7
25 - 29	14.0	15.4	14.3
30 - 34	14.1	8.2	13.0
35 - 39	11.0	6.9	10.2
40 - 49	13.8	3.1	11.8
50 - 59	5.4	1.1	4.6
60 +	3.9	.8	3.4
Total Rented Dwellings 27,459 6,402 33,861 Average Monthly Rent \$ 31. \$ 22. \$ 30.			

VALUE OF OWNER-OCCUPIED HOMES			
Value \$	Percentage of Homes		
	C.	F.	M.A.
1 - 999	4.3	21.6	9.8
1000 - 1999	22.1	28.9	24.2
2000 - 2999	25.8	22.4	24.5
3000 - 3999	21.9	13.5	19.3
4000 - 4999	10.5	5.7	9.0
5000 - 5999	7.4	4.3	6.5
6000 - 6999	2.1	1.0	1.8
7000 - 7999	1.7	.6	1.4
8000 - 10999	2.8	1.0	2.3
11000 - 15999	1.1	.4	.9
16000 + .....	.6	.6	.6
Total Owned Dwellings 21,504 9,988 31,492 Average Value \$3,443 \$3,484 \$3,152			

ANNUAL MORTGAGE PAYMENTS* ON OWNER-OCCUPIED HOMES			
Amount \$	Percentage of Homes		
	C.	F.	M.A.
1 - 499	82.5	85.7	83.2
500 - 999	15.8	11.9	14.9
1000 - 1499	1.0	1.2	1.1
1500 - 1999 .....	.4	1.2	.6
2000 + .....	.3	-	.2
Average Payments*.... \$294. \$280. \$290. * 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	1.6	1.6	1.6
5 " "	11.7	19.8	13.7
6 " "	51.3	47.8	50.4
7 " "	29.2	23.7	27.8
8 " "	6.0	6.3	6.1
9 " " .....	.1	-	.1
10 + .....	.1	.8	.3
Average Rate - Per Cent 6.3 6.2 6.2			

ANNUAL TAX PAYMENTS ON OWNER-OCCUPIED DWELLINGS			
Amount \$	Percentage of Homes		
	C.	F.	M.A.
1 - 199	92.5	96.7	93.7
200 - 399	6.7	3.1	5.6
400 - 599 .....	.6	.1	.4
600 - 799 .....	.2	-	.2
800 - 999 .....	.0	.1	.1
1000 - 1199	-	-	-
1200 +	-	-	-
Average Payments \$109. \$99. \$103.			

PERCENTAGE OF ALL TENANT HOMES FOR WHICH RENT INCLUDES SPECIFIED SERVICES			
Service	Percentage of Homes		
	C.	F.	M.A.
Use of - Furniture	1.8	1.8	1.7
Heat	45.2	12.5	29.5
Garage	16.2	25.9	17.9

MORTGAGE OUTSTANDING ON OWNER-OCCUPIED HOMES			
Amount \$	Percentage of Homes		
	C.	F.	M.A.
1 - 999	32.9	42.8	35.3
1000 - 1999	34.0	27.8	32.5
2000 - 2999	18.6	15.1	17.9
3000 - 3999	8.2	7.4	8.0
4000 - 4999	3.4	2.7	3.2
5000 - 5999	1.7	1.2	1.6
6000 - 6999 .....	.6	1.2	.8
7000 - 7999 .....	.4	.4	.4
8000 - 8999 .....	.1	-	.1
9000 + .....	.1	.4	.2
Estimated No. of Owner-Occupied Homes Mortgaged 8,500 2,200 11,700 Average Amount \$1,607 \$1,480. \$1,575. Percentage of Owner-Occupied Homes Mortgaged 39.3 22.3 27.3			

FIGURE			
	Percentage of Homes		
	C.	F.	M.A.
Owner-Occupants...	43.9	60.9	48.2
Tenant-Occupants..	56.1	39.1	51.8
Total Number of Occupied Dwellings 48,963 16,390 65,353			



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

HOUSING DATA - GREATER WINNIPEG, 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	.....	1.1	.8	1.0	1	.....	3.3	2.1	3.0
2	.....	5.9	2.1	5.0	2	.....	19.1	17.5	18.7
3	.....	18.4	7.8	13.6	3	.....	21.8	23.5	22.3
4	.....	18.7	27.5	19.3	4	.....	20.8	24.6	21.8
5	.....	22.0	36.0	28.3	5	.....	13.4	14.7	13.7
6	.....	18.7	16.2	18.1	6	.....	8.1	8.5	8.3
7	.....	9.4	5.5	8.4	7	.....	4.9	4.4	4.7
8	.....	4.8	2.6	4.3	8	.....	2.7	2.1	2.6
9	.....	2.5	.6	2.0	9	.....	1.8	1.0	1.6
10	.....	1.6	.5	1.4	10	.....	1.1	.4	.9
11 +	.....	1.9	.4	1.6	11	.....	.9	.8	.8
Number of Dwellings	.....	48,963	16,390	65,353	12 +	.....	2.1	.7	1.7
Average Number of Rooms	.....	5.2	4.9	5.1	Number of Households	.....	48,963	16,390	65,353
					Average Number of Persons	.....	4.3	4.1	4.2

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	.....	68.6	93.2	72.9	Under 1 Year	.....	7.1	7.1	7.1
2	.....	8.1	4.2	7.1	1	.....	18.7	18.2	18.6
3	.....	2.3	1.0	2.0	2	.....	11.2	8.9	10.6
4 - 10	.....	5.3	1.3	4.3	3	.....	8.2	6.5	7.8
11 - 15	.....	3.2	.5	2.6	4	.....	5.5	4.5	5.2
16 +	.....	14.5	.8	11.1	5	.....	4.2	5.3	4.5
Number of Dwellings	.....	48,963	16,390	65,353	6 - 10	.....	13.1	14.2	13.3
					11 - 15	.....	11.1	13.7	11.8
					16 - 20	.....	9.7	10.4	9.9
					21 - 30	.....	8.9	9.6	9.1
					31 +	.....	2.3	1.6	2.1
					Number of Households	.....	48,963	16,390	65,353
					Average Number of Years	.....	8.4	8.7	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	.....	36.5	14.2	31.1	Gas or Electricity	.....	76.9	67.4	74.6
Hot Air	.....	47.1	43.0	48.8	Wood	.....	23.9	31.7	25.0
Stove	.....	16.4	43.8	23.1	Coal	.....	.3	.8	.4
Number of Dwellings	.....	48,963	16,390	65,353	Coal Oil or Other	.....	.0	.1	.0
					Number of Dwellings	.....	48,963	16,390	65,353

SUMMARY OF CONDITIONS AND CONVENIENCES

Dwellings		Percentage of Dwellings		
		C.	F.	M.A.
1.	Needing external repair	21.8	28.4	23.4
2.	With electric lighting	99.8	97.1	99.1
3.	With running water	99.1	71.0	92.2
4.	With mechanical refrigeration	43.7	29.0	40.2
5.	With ice refrigeration	33.7	40.3	35.3
6.	With gas or electric cooking	76.9	67.4	74.6
7.	With private flush toilet	85.2	64.5	80.3
8.	With shared flush toilet	13.9	3.5	11.4
9.	With private bathtub or shower	75.6	55.8	70.7
10.	With shared bathtub or shower	12.9	3.3	10.6
11.	With telephone	51.9	39.9	49.0
12.	With vacuum cleaner	43.1	32.8	39.8
13.	With automobile	31.4	35.7	32.5
14.	With radio	93.3	93.7	93.4
15.	With 11, 12, 13 and 14 above	17.8	14.4	16.9

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

HOUSING DATA - GREATER WINNIPEG, 1941.

OCCUPATIONAL STATUS OF HOUSEHOLD HEADS

Status	Percentage of Households		
	C.	F.	M.A.
Wage-Earner	68.2	70.9	69.0
Own Account	11.7	10.6	11.5
Employer	2.8	3.0	2.8
Retired	7.8	7.8	7.7
No Pay	.1	.1	.1
Other Income	.6	.7	.6
Homemaker	8.8	7.1	8.3
Number of Households	48,963	16,390	65,353

HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGERS

Lodgers	Percentage of Households		
	C.	F.	M.A.
1	56.4	78.3	59.1
2	19.9	14.9	19.3
3 +	23.7	6.8	21.6
Estimated Number of Households with Lodgers	5,300	800	6,100

HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGING FAMILIES

Lodging Families	Percentage of Households		
	C.	F.	M.A.
1	68.9	95.6	72.5
2	15.7	3.8	14.0
3 +	15.4	.9	13.5
Estimated Number of Households with Lodging Families	7,400	1,200	8,600

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	.8
100 - 199	.9
200 - 299	1.0
300 - 399	1.1
400 - 499	1.2
500 - 599	1.4
600 - 699	1.5
700 - 799	1.6
800 - 899	1.5
900 - 999	1.8
1000 +	1.9

* 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	11.4	10.9	11.3
500 - 999	16.1	17.8	16.6
1000 - 1499	32.2	36.0	33.2
1500 - 1999	19.9	19.9	19.9
2000 - 2499	9.5	9.3	9.4
2500 - 2999	3.3	2.4	3.1
3000 - 3999	3.9	2.5	3.6
4000 - 4999	1.5	.5	1.2
5000 - 5999	.6	.2	.5
6000 +	1.6	.5	1.3
Estimated Number of Families	32,900	11,300	44,200
Average Earnings	\$1,542.	\$1,372.	\$1,600.

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

Amount \$	Percentage of Families		
	Owners	Tenants	Total
0 - 499	7.4	14.4	11.4
500 - 999	12.7	18.4	16.1
1000 - 1499	30.6	33.6	32.2
1500 - 1999	23.7	17.1	19.9
2000 - 2499	11.8	7.8	9.8
2500 - 2999	3.6	3.1	3.3
3000 - 3999	5.1	3.1	3.9
4000 - 4999	2.1	1.0	1.5
5000 - 5999	.8	.4	.6
6000 +	2.2	1.1	1.6
Estimated Number of Families	13,700	19,200	32,900
Average Earnings	\$1,720.	\$1,390.	\$1,542.

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

Amount \$	All Wage-Earner Families p.c.	Wage-Earner Households with less than 1 Room per Person p.c.
0 - 499	11.4	26.8
500 - 999	16.1	26.1
1000 - 1499	32.2	31.6
1500 - 1999	19.9	10.3
2000 - 2499	9.5	3.8
2500 - 2999	3.3	1.1
3000 - 3999	3.9	.3
4000 - 4999	1.5	-
5000 - 5999	.6	-
6000 +	1.6	-
Average Earnings	\$1,542.	\$ 942.

WINNIPEG HOUSING MAPS

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

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

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

Comment on Individual Maps

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

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

3. Proportion of Wage-Earner Households - Since all subsequent maps are based only upon records for wage-earner households, it is important to have a correct impression of the proportions of wage-earner households in each area. Wage-earner households comprise at least 40 p.c. of the total in almost all Winnipeg 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 Prairie cities for the six levels of housing and living conveniences were as follows in 1941.

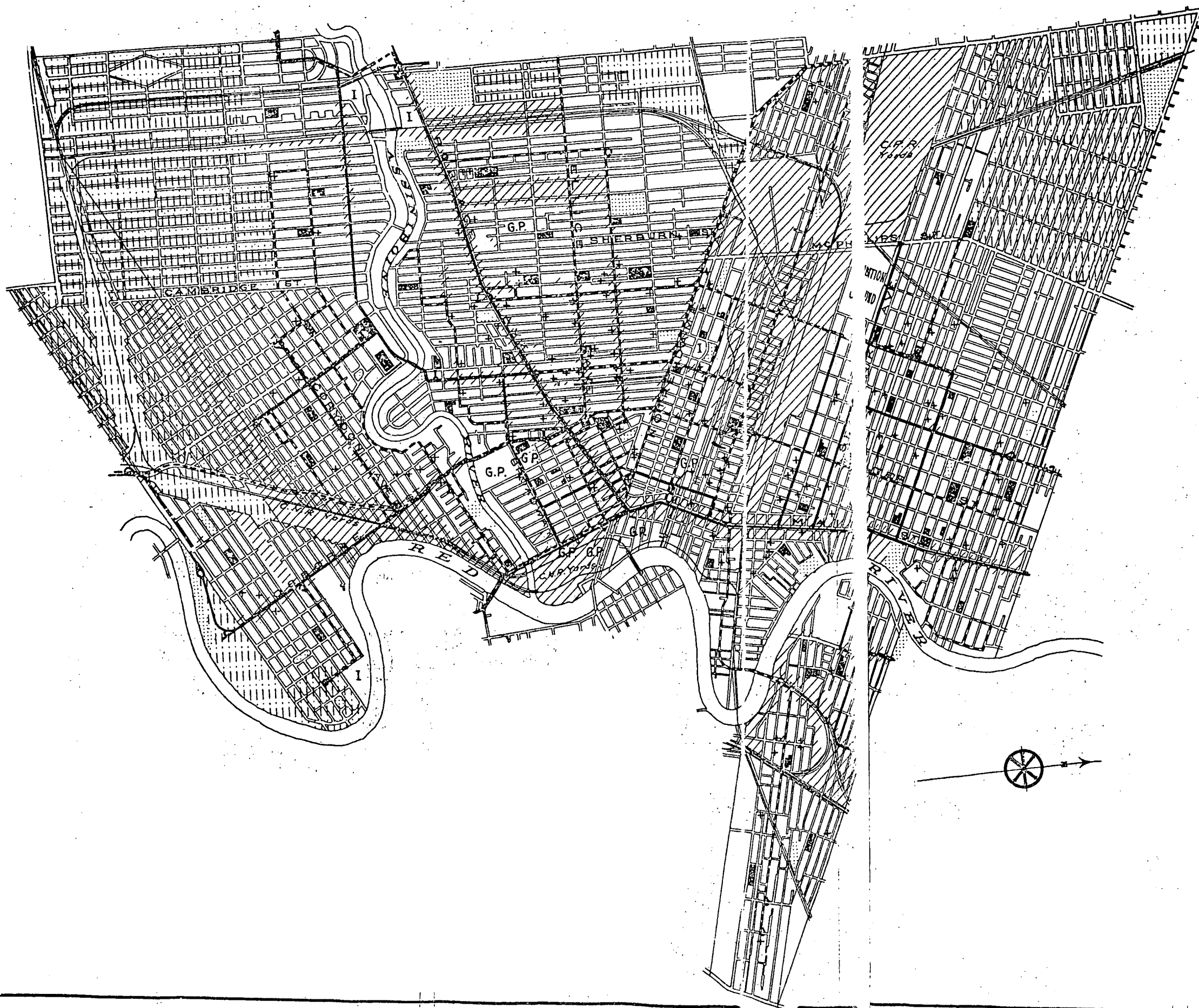
		\$			
Level 1	.....	854	Level 4	.....	1,787
" 2	.....	1,095	" 5	.....	1,928
" 3	.....	1,464	" 6	.....	3,008

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.



WINNIPEG, MAN.

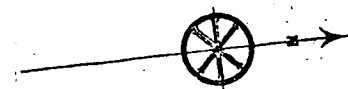
1941

REFERENCE MAP

LEGEND

- Car Lines
- - - Bus Lines [including rush hour routes]
- Schools
- + Churches
- I Institutions
- G.P. Government Properties

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





SCALE OF FEET
0 1000 2000 3000 4000 5000

WINNIPEG MAN.

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]

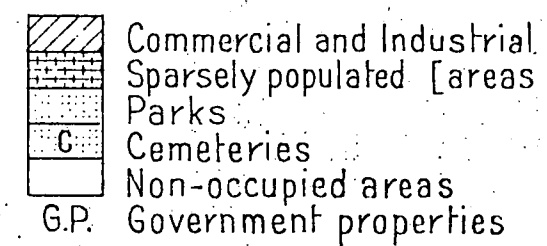
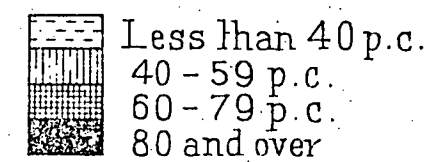


WINNIPEG, MAN.

1941

Proportions of wage-earner^{*}
households

LEGEND








* 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. Sixty-eight per cent. of all Winnipeg households were of this type in 1941.







WINNIPEG, MAN.

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
 Sparsely populated [areas]
 Parks
 Cemeteries
 Non-occupied areas
 G.P. Government properties

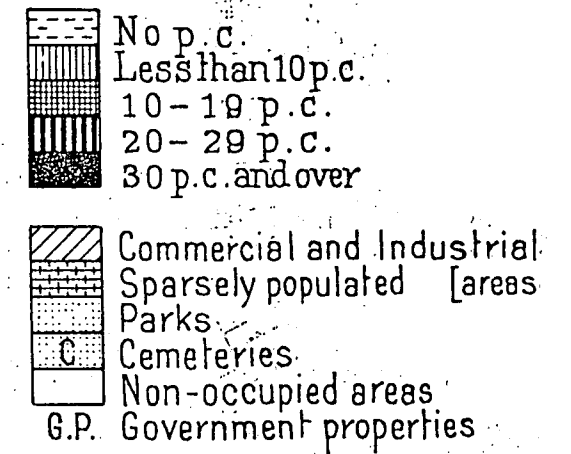
* Percentages of wage-earner households in each census sub-district with less than one room per person, i.e., living in dwellings with fewer rooms than there are persons in the household. Kitchens count as rooms, but bathrooms, hallways, unfinished cellars and attics do not.

WINNIPEG, MAN.

1941

"Doubled-up" families*

LEGEND







* 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.






WINNIPEG, MAN.

1941

Family earnings*

LEGEND

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

	Commercial and Industrial
	Sparsely populated [areas]
	Parks
	Cemeteries
	Non-occupied areas
G.P.	Government properties

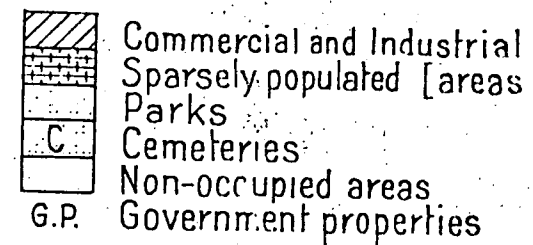
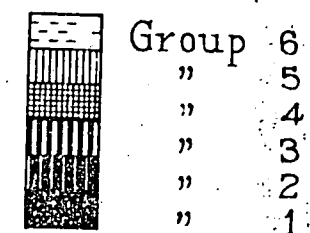
* Prevailing level of wage-earner family annual earnings. Includes wages earned by chief bread-winner and other family members, but not earnings of lodgers, domestics, or sub-tenants.

WINNIPEG, MAN.

1941

Prevailing levels of
Housing and Conveniences *

LEGEND

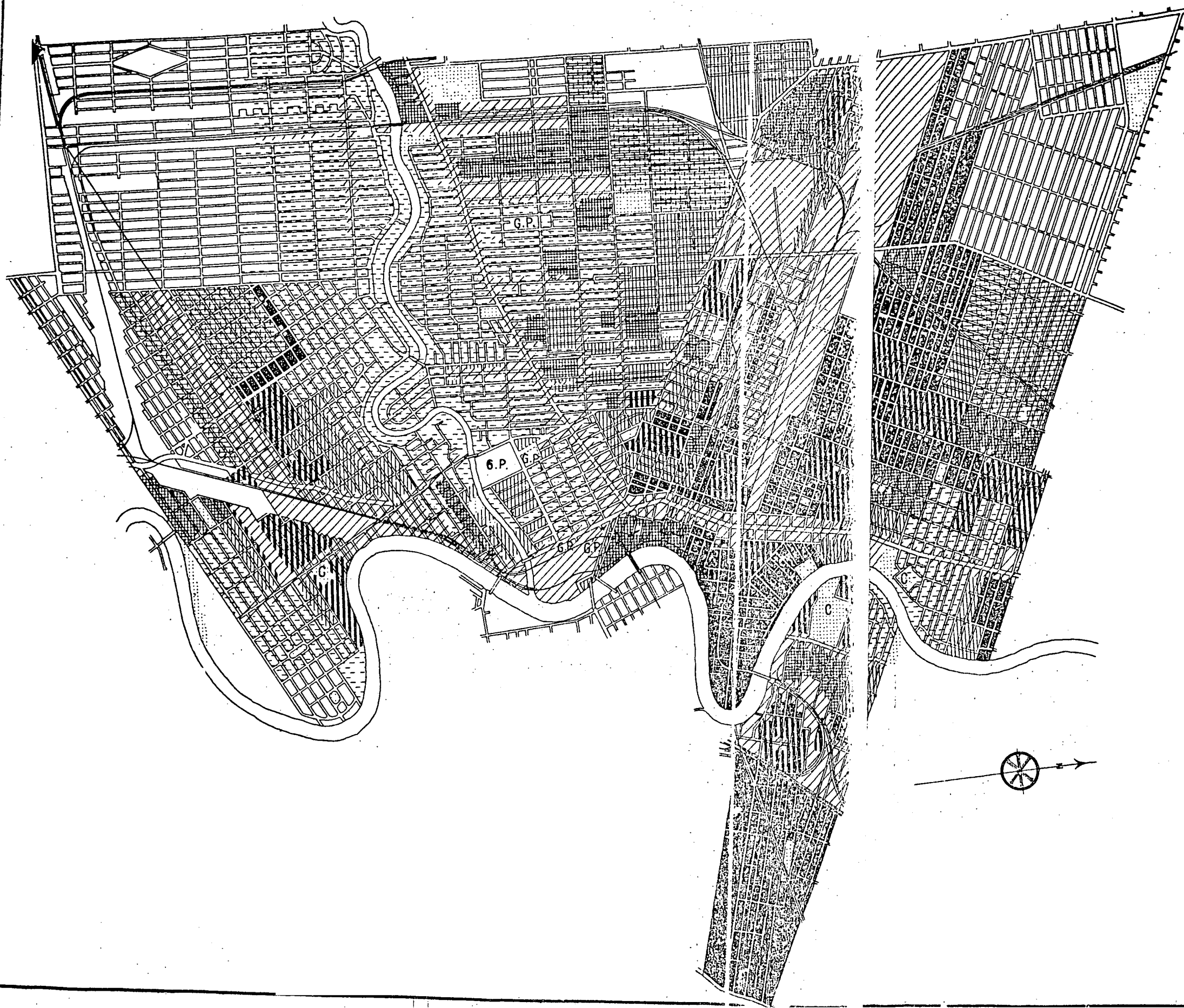


* Six levels of housing and conveniences have been arbitrarily selected, No. 1 being the lowest and No. 6 the highest.

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.



WINNIPEG, MAN

1941

Low rents *

LEGEND

- No p.c.
- 1 - 19 p.c.
- 20 - 39 p.c.
- 40 - 59 p.c.
- 60 p.c. and over
- Commercial and Industrial
- Sparsely populated [areas]
- Parks
- C Cemeteries
- Non-occupied areas
- G.P. Government properties

* 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.

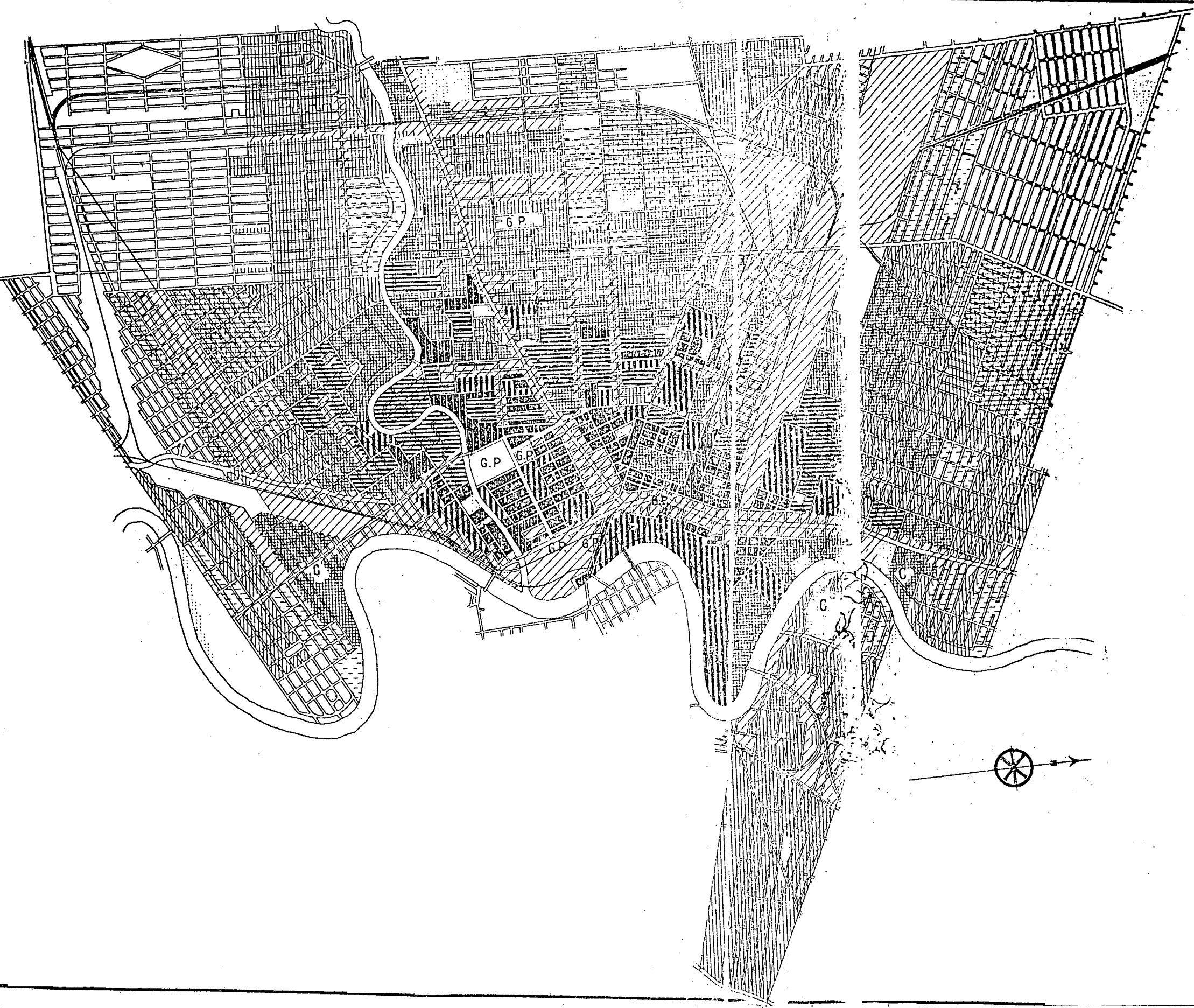
WINNIPEG, MAN.

1941

Home ownership
among wage-earners*

LEGEND

- 80 p.c. and over
- 50 - 79 p.c.
- 30 - 49 p.c.
- 20 - 29 p.c.
- 10 - 19 p.c.
- 1 - 9 p.c.
- No p.c.
- Commercial and Industrial
- Sparsely populated areas
- Parks
- C
- Cemeteries
- Non-occupied areas
- G.P. Government properties



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

