AN APPRAISAL OF HOUSING CONDITIONS IN WINNIPEG

A MASTER OF ARCHITECTURE
THESIS PRESENTED TO THE
FACULTY OF GRADUATE STUDIES
AND RESEARCH

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PREFACE

THE PURPOSE OF THIS THESIS WAS TO CONDUCT A SURVEY AND OFFER A GENERAL PICTURE OF THE HOUSING CONDITIONS IN THE CITY OF WINNIPEG. WHILE MUCH EFFORT IS REQUIRED NOW IN PRESERVING HOUSING FEATURES AND ALSO IN IMPROVING LIVING CONDITIONS, THERE IS AN EVEN GREATER NEED FOR PLANNING FOR THE FUTURE. CERTAIN STEPS HAVE BEEN TAKEN TOWARDS INVESTIGATING "BLIGHT" AREAS IN THE CITY BUT MUCH MORE REMAINS TO BE DONE TO PREVENT FUTURE DETERIORATION. IT IS HOPED THAT THIS REPORT WILL SERVE TOWARDS A BETTER UNDERSTANDING OF THE NATURE AND SCOPE OF THE PROBLEM OF HOUSING WHICH IS CERTAINLY ONE OF THE MOST IMPORTANT PROBLEMS FACED BY THE CITY.

MY GRATEFUL THANKS ARE ESPECIALLY DUE TO PROFESSOR V.J. KOSTKA WHOSE GUIDANCE MADE THIS REPORT POSSIBLE. I WOULD ALSO LIKE TO THANK THE FOLLOWING PEOPLE FOR THEIR CO-OPERATION AND ASSISTANCE:

MR. C.F. COLLINS AND THE STAFF OF THE CITY OF WINNIPEG ASSESSMENT DEPARTMENT.

MESSRS. E.W. THRIFT AND S.G. RICH AND THE STAFF OF THE METROPOLITAN PLANNING COMMISSION, WINNIPEG

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INTRODUCTION

URBAN GROWTH TO-DAY TAKES THE FORM OF PHYSICAL RENEWAL AND NEW ADDITIONS TO THE CITY. RENEWAL IS USUALLY ASSOCIATED WITH THE BUILT-UP SECTIONS OF URBAN AREAS WHILE NEW ADDITIONS OCCUR PRIMARILY BY THE FILLING IN OF VACANT LAND AND BY URBAN EXTENSION INTO OPEN LAND. GENERALLY SPEAKING, URBAN RENEWAL IS A FORM OF RESTORING THE PHYSICAL CITY BY ALTERING OR REPLACING OUTMODED STRUCTURES AND FACILITIES IN RESPONSE TO THE PRESSURES CAUSED BY ECONOMIC AND SOCIAL CHANGES. THUS URBAN RENEWAL IS A PROCESS WHICH HAS BEEN GOING ON AS LONG AS CITIES HAVE EXISTED AND FLOURISHED. BUT SINCE THE SECOND WORLD WAR, THE TERM "URBAN RENEWAL" HAS ASSUMED A MORE SPECIFIC MEANING AND HAS BECOME ASSOCIATED WITH THE PREVENTION AND ELIMINATION OF "BLIGHT". IT IS NOW BEING USED TO REFER TO THE PLANNED REGENERATION OF BUILT-UP AREAS THROUGH AN INTEGRATED PROGRAM OF CONSERVATION, REHABILITATION, AND REDEVELOPMENT.

A SURVEY OF STRUCTURAL AND ENVIRONMENTAL QUALITY PROVIDES THE NECESSARY INFORMATION FOR IDENTIFYING RENEWAL AREAS, INDICATING THE PORTIONS OF THE BUILT-UP AREA WHERE THERE IS FREEDOM TO MODIFY THE EXISTING LAND USE PATTERN. ITS PURPOSE IS TO IDENTIFY VARIOUS DEGREES OF "BLIGHT" IN THE URBAN AREA, RESULTING IN A GENERALIZED DESIGNATION OF TREATMENT AREAS - AREAS FOR CONSERVATION, AREAS FOR REHABILITATION, AND AREAS

FOR REDEVELOPMENT.

URBAN BLIGHT INVOLVES DETERIORATION OR THE EXISTENCE OF DEFECTS IN THE QUALITY OF STRUCTURES AND THEIR IMMEDIATE ENVIRONMENT. IT ALSO INVOLVES A RANGE OF CONDITIONS WHICH CAN BE MEASURED AND CAN BE DEFINED DOWNWARD OR UPWARD FROM A SET OF STANDARDS WHICH IN TURN ARE BASED ON GENERALLY RECOGNIZED CRITERIA OF HEALTH, SAFETY AND OTHER FACTORS OF INTEREST TO THE PUBLIC. THE STANDARDS USED ARE MATTERS OF LOCAL DECISIONS AND ARE USUALLY INCLUDED IN SUBDIVISION AND ZONING REGULATIONS. SOME OF THESE MAY BE STANDARDS RELATING TO THE BUILDINGS AS TO THEIR DESIGN, OCCUPANCY, AND SANITARY FACILITIES, OR TO THE ENVIRONMENT AS TO DESIGN OF LOTS, BLOCKS, STREETS, POPULATION DENSITIES ETC.

IN THE BEGINNING OF THIS REPORT, THREE TYPES OF TREATMENT AREAS WERE MENTIONED. CONSERVATION, THE FIRST TYPE, MEANS PROTECTION OF WHAT IS GOOD AND WORTHY OF PRESERVATION. CONSERVATION MEASURES CONSTITUTE THE LEAST EXPENSIVE TREATMENT THAT CAN BE APPLIED TO A CITY'S HOUSING STOCK. VERY BROAD IN SCOPE, THESE MEASURES IMPLY THAT A LARGE PART IS TO BE PLAYED BY THE INDIVIDUAL CITIZEN WHO EITHER OWNS OR RENTS ACCOMMODATION. IN THIS WAY, THE OWNER MUST MAKE SURE THAT HIS PROPERTY IS PROPERLY MAINTAINED AND KEPT IN GOOD REPAIR. HE SHOULD ALSO DO EVERYTHING WITHIN HIS MEANS TO ENHANCE THE QUALITY, THE APPEARANCE, AND THE VALUE OF HIS PROPERTY, THUS CONTRIBUTING HIS FAIR SHARE TOWARDS MAKING HIS CITY A MORE

PLEASANT AND A BETTER PLACE IN WHICH TO LIVE AND WORK. THE TENANTS, IN TURN, SHOULD CO-OPERATE WITH THE OWNER OF THE PROPERTY IN ACHIEVING THE ABOVE GOALS. CONSERVATION ALSO IMPLIES, ON PART OF THE GOVERNMENT AND ADMINISTRATION OF THE CITY, THE RESPONSIBILITY TO USE THEIR POWERS TO ENSURE FULL PROTECTION OF THE EXISTING QUALITIES AND VALUES. SUCH A RESPONSIBILITY SHOULD PREVENT THE MUNICIPALITY FROM ENACTING LEGISLATION OR ENGAGING IN PRACTICES WHICH WOULD PROVE DETRIMENTAL TO THE PROPER PRESERVATION OF THESE QUALITIES AND VALUES.

THE SECOND TYPE OF TREATMENT AREA IS THE REHABILITATION AREA. THIS IS AN AREA WHERE USUALLY ONLY SIMPLE FORMS OF "BLIGHT" ARE PRESENT, AND WHERE SOME MINOR OR MAJOR REPAIRS WILL RESTORE THE AREA TO STANDARD CONDITIONS. IN THIS CASE, THE ZONING BY-LAW, THE BUILDING CODE, THE HEALTH CODE, AND FIRE PROTECTION REGULATIONS SHOULD BE REVISED IN ORDER TO ENSURE DECENT MINIMUM STANDARDS. THERE SHOULD BE A CLOSER FIELD INSPECTION, AN ADEQUATE AND CONSTANT CONTROL AND A STRICTER APPLICATION OF THE PENALTIES PROVIDED IN CASES OF DELINQUENCY. ADEQUATE CAPITAL MUST BE AVAILABLE TO MEET THE COST OF REHABILITATION AND THE PROGRAM SHOULD BE CONDUCTED AS A PLANNED ACTION AND DIRECTED BY EXPERTS. THE PLANNING DEPARTMENT, THE HOUSING AUTHORITY, THE CITY ENGINEERING DEPARTMENT, AND THE BOARD OF HEALTH AND WELFARE CAN ALL CO-OPERATE IN THE STUDY AND ORGANIZATION AS WELL AS IN THE

IMPLEMENTATION OF SUCH PROJECTS. REHABILITATION REQUIRES THE PARTICIPATION OF ALL CITIZENS AND WILL BE SUCCESSFUL ONLY IF THEY ARE MADE AWARE OF ITS NATURE, ITS PURPOSE, ITS REQUIREMENTS, AND ITS MEANS.

THE REDEVELOPMENT AREAS, THE THIRD TYPE, ARE AREAS IN WHICH URBAN BLIGHT HAS ADVANCED TO SUCH A DEGREE THAT BY LOCAL STANDARDS, NOTHING SHORT OF CLEARANCE IS PHYSICALLY, ECONOMICALLY OR SOCIALLY PRACTICABLE. IT IS USUALLY APPLIED ON A LARGE SCALE ONLY WHEN IT PROVES TO BE THE SOLE ECONOMICAL SOLUTION. THERE ARE PRESENT WHAT MAY BE TERMED SIMPLE OR COMPLEX FORMS OF "BLIGHT". SIMPLE FORMS OF "BLIGHT" INCLUDE SUCH PHYSICAL CHARACTERISTICS AS STRUCTURAL DETERIORATION, LACK OF SANITARY FACILITIES, PRESENCE OF TRASH AND RUBBISH ACCUMULATIONS IN YARDS, ADVERSE ENVIRONMENTAL INFLUENCES SUCH AS NOISE, ODORS, DUST ETC., AND LACK OF COMMUNITY FACILITIES SUCH AS SCHOOLS, PLAYGROUNDS, PUBLIC WATER AND SEWAGE SYSTEMS, AND ADEQUATE STREET AND DRAINAGE FACILITIES. SIMPLE FORMS OF "BLIGHT" ARE USUALLY ACCOMPANIED BY SOCIAL AND ECONOMIC INDICATORS OF "BLIGHT". SOCIAL INDICATORS INCLUDE PRESENCE OF HIGH RATES OF JUVENILE DELINQUENCY, VENEREAL DISEASE, AND SIMILAR RESULTS FROM OTHER HEALTH AND WELFARE INDICES WHILE ECONOMIC INDICATORS INCLUDE CONCENTRATIONS OF TAX DELINQUENT PROPERTIES, DECLINING PROPERTY VALUES, AND PRESENCE OF A LARGE NUMBER OF VACANT BUILDINGS. COMPLEX FORMS OF "BLIGHT" ARE SAID TO EXIST WHEN AN AREA CONTAINS A MIXTURE

OF INCOMPATIBLE LAND USES, OBSOLETE OR IMPRACTICAL LAYOUT OF LOTS, BLOCKS AND STREETS, AND UNSAFE OR UNHEALTHY CONDITIONS AS IN LAND SUBJECT TO FLOODS.

WITH THIS INTRODUCTION TO THE CHARACTERISTICS OF "BLIGHT" AND HOW VARIOUS GRADATIONS IN QUALITY ARE LINKED WITH VARIOUS FORMS OF TREATMENT, IT IS INTERESTING TO SEE WHERE THE CITY OF WINNIPEG STANDS IN THIS REGARD. BUT FIRST, ONE MUST MAKE FURTHER STUDIES AS TO THE HISTORY OF HOUSING IN WINNIPEG, THE CITY'S POPULATION TREND, AND THE EFFECT OF GOVERNMENT LEGISLATION ON HOUSING IN THE PAST FEW YEARS.

A BRIEF HISTORY OF HOUSING IN WINNIPEG

THE ESTABLISHMENT OF A PERMANENT COLONY IN THE RED RIVER REGION WAS ACCOMPLISHED BY A GROUP OF COLONIAL SETTLERS FROM SCOTLAND IN 1812.[1] THE NUCLEUS OF THE SETTLEMENT WAS LOCATED IN AN AREA NOW KNOWN AS POINT DOUGLAS. THUS FORT DOUGLAS BECAME THE CENTRE OF COMMUNITY ACTIVITY FOR THE NEW SETTLERS.

THE HOLDINGS NORTH OF FORT DOUGLAS AND ALONG THE RED RIVER WERE DIVIDED INTO STRIPS AND BECAME THE FIRST RIVER LOTS. THIS SYSTEM OF DIVISION PROVIDED PROTECTION AGAINST INDIAN ATTACKS AND ALSO GAVE EACH SETTLER AN ACCESS TO THE RIVER.

ALTHOUGH THE SETTLERS WERE ENGAGED IN AGRICULTURAL PURSUITS, THEIR COMMUNITY WAS A COMPACT ONE. THIS FORMED A FOUNDATION FOR THE FIRST URBAN DEVELOPMENT IN THE REGION. WITHIN THIS AREA, THERE APPEARED SOME OF THE EARLIEST HOUSES IN GREATER WINNIPEG. HOWEVER, MOST OF THEM WERE REMOVED WHEN THE AREA WAS CONVERTED TO INDUSTRIAL USE WITH THE COMING OF THE RAILWAY.

AT THE JUNCTION OF THE RED AND ASSINIBOINE RIVERS, THE HUDSON'S BAY COMPANY HAD ALREADY BUILT FORT GARRY, A TRADING POST AND FORT. THE ROUTE OF TRAVEL BETWEEN THE TWO FORTS BECAME THE BASIS FOR MAIN STREET WHICH IS NOW ONE OF THE

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[1] HOLLY S. SEAMAN, MANITOBA, LANDMARKS AND RED LETTER DAYS, P. 26.

MAJOR THOROUGHFARES IN WINNIPEG.[2] AS THE SETTLEMENT GREW, SHOPS WERE BUILT UP ALONG THE ROUTE AND HOUSES BEGAN TO APPEAR ON THE SIDE STREETS LEADING TO THE RED RIVER. THESE HOMES WERE BUILT AROUND 1870 BY FAMILIES OF EARLY SETTLERS AND TRADERS WHO WERE ESTABLISHING COMMERCIAL ENTERPRISES TO SERVE THE NEEDS OF THE INCREASING POPULATION. THESE TRADERS NOT ONLY ENGAGED IN THE FUR TRADE BUT THEY ALSO SUPPLIED GOODS AND SERVICES TO THE SETTLEMENTS ALONG THE RED RIVER.

THESE TRADERS COULD BE REGARDED AS THE ACTUAL FOUNDERS OF WINNIPEG FOR THEY DESERVE MUCH CREDIT FOR THE RAPID EXPANSION OF THE SETTLEMENTS.[3] IN 1873, WINNIPEG WAS INCORPORATED AS A CITY BY A CHARTER.[4] IN 1875, THE BUILT-UP PORTION OF THE CITY REPRESENTED LESS THAN ONE-FIFTH OF THE POLITICAL AREA OF WINNIPEG.

THE INCREASE OF THE BUILT-UP AREA WAS GREATLY AFFECTED BY THE MERE SPECULATIVE MANIPULATIONS OF THE HUDSON'S BAY COMPANY. A SECTION OF LAND KNOWN AS THE "RESERVE" BOUNDED BY NOTRE DAME AVENUE, MAIN STREET, AND THE RED AND ASSINIBOINE RIVERS WAS SUBDIVIDED BY THE COMPANY. THESE LOTS WERE FIFTY FEET BY 120 FEET AND FACED 66-FOOT STREETS.[5] HOWEVER, ONLY

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[2] BEGG AND NURSEY, TEN YEARS IN WINNIPEG, P. 5.

[3] LOC. CIT.

[4] CITY OF WINNIPEG ASSESSMENT DEPARTMENT.

[5] METROPOLITAN PLANNING COMMITTEE, REPORT ON RESIDENTIAL AREAS, GREATER WINNIPEG, P. 8.

A VERY FEW LIMITED NUMBER OF LOTS WERE SOLD UNTIL 1875. THIS WAS THE REASON WHY THE GEOGRAPHICAL AREA OF THE CITY SPREAD NORTH OF NOTRE DAME, LEAVING THE SECTION WEST OF MAIN STREET AND SOUTH OF NOTRE DAME ALMOST UNTOUCHED.

WITH THE CONSTRUCTION OF THE CANADIAN PACIFIC RAILWAY THROUGH POINT DOUGLAS, INDUSTRIES AND COMMERCE INCREASED IN THIS AREA AND THE PROSPEROUS FAMILIES STARTED TO MOVE TO THE HUDSON'S BAY COMPANY SUBDIVISION. NEW STREETS WERE OPENED UP AND MANY FINE HOUSES WERE BUILT. THIS DISTRICT HAD THE MOST DESIRABLE RESIDENTIAL LOTS IN THE CITY AT THAT TIME. THE LAND VALUES WERE HIGH, AND CONSEQUENTLY THE HOUSES LARGER THAN IN ANY OTHER DISTRICT IN THE CITY.[6]

THE LINKING OF WINNIPEG WITH EASTERN CANADA BY THE RAILROAD IN 1881 BROUGHT IN A HUGE FLOW OF IMMIGRANTS AND WITHIN A SHORT PERIOD OF THREE YEARS, THE POPULATION OF THE CITY MORE THAN TREBLED.[7] THE HUDSON'S BAY COMPANY PENSIONERS HAD BEEN GRANTED LAND ON THE ASSINIBOINE EXTENDING FROM THE ASSINIBOINE RIVER TO NOTRE DAME AVENUE, AND NORTH OF NOTRE DAME, THE SETTLERS HAD ESTABLISHED RIVER LOTS RUNNING BACK A SIMILAR DISTANCE FROM THE RED RIVER. BUT WITH THE SUDDEN INCREASE IN THE POPULATION, THERE CAME A REAL ESTATE BOOM WHICH CAUSED MANY OF THESE HOLDINGS TO BE SUBDIVIDED RAPIDLY

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[6] CITY OF WINNIPEG ASSESSMENT DEPARTMENT.

[7] HENDERSON'S DIRECTORIES OF WINNIPEG, 1881, 1882, 1883, 1884.

INTO 25-FOOT LOTS AND SOLD AT GREAT PROFITS.[8] HERE, MANY NEW SITES FOR HOMES WERE CREATED AND ALTHOUGH THE LOTS WERE SMALL, MANY OF THE IMMIGRANTS FOUND THEMSELVES A PLACE TO LIVE.

THE INSTALLATION OF HORSE-DRAWN STREET-CARS AND THE USE OF BICYCLES AS MEANS OF TRANSPORTATION HAD GREATLY ENHANCED THE GROWTH OF RESIDENTIAL AREAS ON THE OUTLYING FRINGES OF THE BUILT-UP PORTION OF THE CITY.[9] PEOPLE NO LONGER WANTED TO LIVE IN THE BUSY DOWNTOWN SECTION WHERE LAND VALUES WERE HIGH. ATTRACTIVE LOTS WERE AVAILABLE ALONG THE ASSINIBOINE RIVER AND PORTAGE AVENUE AND ON STREETS BRANCHING OFF NORTH MAIN STREET.

AT ARMSTRONG'S POINT (NOW EAST GATE, MIDDLE GATE, WEST GATE), MANY EXCLUSIVE RESIDENCES WERE BUILT. THE MIDDLE CLASS PEOPLE MOVED TO A DISTRICT WHICH WAS SITUATED EAST AND WEST OF NORTH MAIN STREET. THE SECTION EAST OF MAIN STREET BETWEEN DOUGLAS POINT AND NOTRE DAME EAST HAD STARTED TO SHOW SOME DETERIORATION BY THIS TIME. THE CANADIAN PACIFIC RAILWAY RAN THROUGH THIS DISTRICT AND IT GRADUALLY CREATED A "BLIGHTED" AREA ON EITHER SIDE OF ITS TRACKS.[10]

AROUND 1885, THE ONCE FIRST CLASS RESIDENCES ON THE

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[8] METROPOLITAL PLANNING COMMITTEE, OP. CIT., P. 8.

[9] ROBERT E. DICKINSON, CITY REGION AND REGIONALISM, P. 123.

[10] IBID., P. 118

Hudson's Bay Company "Reserve" were gradually being taken over by the middle income group. Thus, many of these homes were converted for multiple family use.[11]

Due to the Canadian Pacific Railway shops and yards along Higgins Avenue, many middle class residences sprang up between Alexander and Henry Avenues. Hence, many of the railway workers settled in this area.[12]

In 1882, the area south of the Assiniboine River near Maryland Bridge was subdivided as Winnipeg South. In 1902, the choicest part was subdivided again and named "Crescentwood". Here, caveat agreements and building restrictions were established which made this area the first to be protected for residential purposes. Consequently, many fine homes were built but governed under use, value and spacing regulations.[13]

The City's population continued to grow rapidly until World War 1 and more dwellings appeared on the quickly subdivided 25-foot river lots. The section bounded by the Assiniboine River and Notre Dame Avenue had become built-up almost to the western limits of the City.[14]

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[11] City of Winnipeg Assessment Department.

[12] Loc. cit.

[13] Metropolitan Planning Committee, op. cit., p. 8.

[14] City of Winnipeg Assessment Department.

In 1903- 1904, new Weston workshops and yards were built by the Canadian Pacific Railway in the north-western part of the City. By 1909, more than 3,500 workers were employed, and they settled in a cluster of middle income homes just south-east of the yards. It became known as "CPR Town" and in 1921, it was incorporated as the Village of Brooklands.[15]

Elmwood district was the last and most recent acquisition made by the City of Winnipeg. It is located east of the Red River and here, middle class homes were built, intermingled with finer residences.[16]

It is evident in the City of Winnipeg to-day that there is a big contrast between developments which were hurried for profit as compared to those which were carried out with care. At present, zoning regulations are applied to most districts as a measure for regulating use and intensity of development in both expansion and renewal areas.

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[15]British Association for the Advancement of Science, A Handbook to Winnipeg and the Province of Manitoba, p. 44

[16]City of Winnipeg Assessment Department.

POPULATION OF WINNIPEG

THE GROWTH POTENTIAL OF AN AREA CAN BE MEASURED BY ANALYSING THE STRUCTURE AND VITALITY OF THE URBAN ECONOMY AND THE EMPLOYMENT OPPORTUNITIES WHICH THIS ECONOMY CAN SUPPORT. IN PLANNING ANALYSIS USE, THIS GROWTH POTENTIAL SHOULD BE EXPRESSED IN SPECIFIC TERMS OF POPULATION IT CAN BE EXPECTED TO SUSTAIN, VIZ., ITS SIZE, COMPOSITION, CHARACTERISTIC AND ITS SPATIAL DISTRIBUTION.[17]

THE SIZE OF POPULATION GIVE US KNOWLEDGE OF THE OVERALL DIMENSION OF THE PHYSICAL ENVIRONMENT AND PROVIDES A MEANS OF MEASURE FOR ESTIMATING SPACE NEEDS FOR DIFFERENT TYPES OF LAND USE. THE FUTURE TRENDS IN POPULATION CAN BE ESTIMATED WITH THE INTRODUCTION OF THE TIME ELEMENT AND THESE TRENDS WILL BE THE BASIS FOR ESTIMATING FUTURE DIMENSIONS AND SPACE NEEDS.[18]

THESE ANALYSES COULD BE EXTENDED BY INVESTIGATING THE POPULATION COMPOSITION TO A QUALITATIVE LIMIT, EG., AGE GROUPS, HOUSEHOLD SIZES AND INCOME COMPOSITIONS. THIS WOULD ASSIST IN ESTIMATING RESIDENTIAL SPACE REQUIREMENTS FOR VARIOUS TYPES OF DWELLINGS CONGRUOUS WITH PRESENT AND FUTURE FAMILY SIZES, INCOME, AND THE NEEDS OF EACH. THEY WOULD

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[17] F. STUART CHAPIN, JR., URBAN LAND USE PLANNING, P. 152.

[18] LOC. CIT.

HELP TOWARDS DETERMINING SPATIAL NEED FOR RECREATION AREAS, SCHOOLS, AND OTHER COMMUNITY FACILITIES FOR ALL AGE GROUPS, FROM SMALL TOTS TO THE OLD PEOPLE.

INVESTIGATIONS OF POPULATION DISTRIBUTION WOULD GIVE IDEAS AS TO HOW VARIOUS LAND USES AND FACILITIES COULD BE BEST PUT TO US. THEREFORE, POPULATION STUDIES ARE IMPORTANT FACTORS FOR THEY PROVIDE A MEANS OF SCALING TOTAL SPATIAL NEEDS FOR SELECTED LAND USE CATEGORIES AT DIFFERENT PERIODS OF TIME IN THE FUTURE. THEY ALSO GIVE US AN INDICATION AS TO HOW THESE TOTAL SPATIAL NEEDS SHOULD BE ASSIGNED TO DIFFERENT PARTS OF AN AREA.[19]

IN WINNIPEG, THE POPULATION GROWTH WAS NOT A UNIFORM ONE BY ANY MEANS. THERE WERE 215 PEOPLE IN 1870, AND THE DEVELOPMENT WAS A SERIES OF RAPID AND SLOW INCREASES. THERE WERE TWO MAJOR PERIODS OF INCREASE IN THE CITY'S POPULATION GROWTH. THE FIRST CAME DURING THE REAL ESTATE BOOM OF 1881-1884 AND THE SECOND DUE TO THE GREAT FLOW OF IMMIGRANTS FROM 1901-1913.[20]

DURING THE THREE YEARS FOLLOWING 1881, THE POPULATION MORE THAN TREBLED FROM APPROXIMATELY 8,000 TO OVER 24,700 PEOPLE.[21] FROM 1901-1913, GREATER WINNIPEG EXPERIENCED THE

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[19] LOC. CIT.

[20] CITY OF WINNIPEG ASSESSMENT DEPARTMENT.

[21] HENDERSON'S DIRECTORIES OF WINNIPEG, 1881, 1882, 1883, 1884.

SECOND PERIOD OF HIGH RATE IN POPULATION GROWTH FROM 52,400 TO 260,000 PEOPLE. SINCE THEN THE POPULATION INCREASE HAS BEEN FAIRLY CONSTANT EXCEPT FOR THE PERIOD OF DEPRESSION DURING THE FIRST WORLD WAR.[22]

SINCE 1913, THE SUBURBAN AREAS HAVE ACCOUNTED FOR THE MAJORITY OF INCREASE IN WINNIPEG'S POPULATION. THE GROWTH OF THE SUBURBS MAY BE ATTRIBUTED TO A STRONG TREND IN MIGRATION BROUGHT ABOUT BY THE DEVELOPMENT OF TRANSPORTATION FACILITIES.

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[22] HENDERSON'S DIRECTORIES OF WINNIPEG, 1901, 1913.

TABLE 1: POPULATION OF GREATER WINNIPEG BY MUNICIPALITIES[23]
1901 TO 1951

	1901	1911	1921	1931	1941	1951
WINNIPEG	42,340	136,035	179,087	218,785	221,960	235,710
ST. BONIFACE	2,019	7,483	12,821	16,305	18,157	26,342
TUXEDO	.....	.....	1,062	1,173	735	1,627
BROOKLANDS	.....	.....	.....	2,628	2,240	2,915
FORT GARRY	730	1,133	2,451	3,926	4,453	8,193
E. KILDONAN	563	1,488	6,379	9,047	8,350	13,144
W. KILDONAN	668	1,767	4,641	6,132	6,110	10,754
ST. JAMES	257	5,335	11,745	14,260	13,892	19,561
ST. VITAL	585	1,540	3,771	10,402	11,993	18,637

[23]CANADA CENSUS

TABLE 11: POPULATION OF THE CITY OF WINNIPEG BY POLLING DISTRICTS AND AGE GROUPS AS OF JUNE, 1957[24]

POLLING DISTRICT	0-5	6-16	17-20	OVER 21	TOTAL
1	344	530	79	1,549	2,502
2	208	408	94	1,550	2,260
3	691	976	208	3,472	5,347
4	326	464	122	1,651	2,563
5	357	382	156	2,131	3,026
6	468	567	139	3,006	4,180
7	259	566	205	2,723	3,753
8	397	599	141	2,427	3,564
9	277	602	61	1,082	2,022
10	60	70	9	118	257
11	513	1,039	134	2,115	3,801
12	170	357	97	1,305	1,929
13	253	643	205	2,004	3,105
14	248	582	104	1,416	2,350
15	289	414	38	799	1,540
16	393	482	64	1,167	2,106

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[24] CITY OF WINNIPEG ASSESSMENT DEPARTMENT.

POLLING DISTRICT	0-5	7-16	17-20	OVER 21	TOTAL
17	232	469	102	1,371	2,174
18	284	651	175	2,585	3,695
19	227	439	74	1,822	2,562
20	347	309	33	1,128	1,817
21	571	915	84	1,779	3,349
22	427	437	92	3,837	4,793
23	126	159	69	989	1,343
24	257	184	158	3,574	4,173
25	356	305	369	5,394	6,424
26	254	212	182	2,889	3,537
27	413	426	358	4,207	5,404
28	332	384	148	2,219	3,083
29	311	376	281	3,114	4,082
30	308	541	178	2,216	3,243
31	451	655	171	2,705	3,982
32	382	558	111	2,032	3,083
33	634	1,004	213	3,115	4,966
34	301	535	82	1,280	2,198
35	208	417	129	1,642	2,396
36	233	402	122	1,831	2,588
37	263	330	76	1,741	2,410
38	394	609	195	3,121	4,319

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POLLING DISTRICT	0-5	6-16	17-20	OVER 21	TOTAL
39	454	567	215	3,292	4,528
40	298	404	124	2,268	3,084
41	379	464	166	2,629	3,638
42	375	449	94	1,577	2,495
43	547	584	276	3,578	4,985
44	322	415	172	3,020	3,929
45	330	332	158	2,389	3,209
46	233	310	373	3,458	4,374
47	633	721	300	4,199	5,853
48	379	627	119	2,010	3,135
49	440	514	184	4,053	5,191
50	75	92	22	1,343	1,532
51	172	196	46	1,841	2,255
52	494	429	138	2,518	3,579
53	711	919	222	4,122	5,974
54	413	495	179	3,001	4,088
55	490	805	223	3,273	4,791
56	368	486	179	2,474	3,507
57	364	593	146	2,298	3,401
58	617	723	220	3,384	4,944
59	348	433	146	1,832	2,759
60	771	965	215	3,447	5,398

CONT'D

POLLING DISTRICT	0-5	6-16	17-20	OVER 21	TOTAL
61	161	223	70	1,090	1,544
62	321	539	121	1,823	2,804
63	336	554	131	2,330	3,351
64	536	640	152	2,613	3,941
65	388	583	98	1,784	2,853
66	292	407	115	1,545	2,359
67	368	620	81	1,394	2,463
68	587	835	143	2,495	4,060
69	424	820	119	1,480	2,843
70	291	300	81	868	1,540
71	218	323	31	777	1,349
72	251	373	27	655	1,306
73	387	468	142	2,374	3,371
74	566	864	231	2,940	4,601
75	288	332	114	1,297	2,031
76	531	925	158	1,975	3,589
77	653	851	149	1,979	3,632
GRAND TOTAL	28,375	40,178	11,138	174,521	254,212

GOVERNMENT LEGISLATION IN HOUSING

SINCE THE INCORPORATION OF WINNIPEG IN 1873, ONE OF THE GREATEST PROBLEMS THE CITY FACED WAS THAT OF INADEQUATE HOUSING ACCOMMODATION. IN 1882, MAYOR LOGAN CALLED THE CITY COUNCIL FOR AN EMERGENCY MEETING TO COPE WITH THE ACUTE LACK OF ACCOMMODATION FOR THE NEW IMMIGRANTS.[25]

AS WITH OTHER CANADIAN METROPOLITAN AREAS, WINNIPEG'S HOUSING COULD NOT KEEP UP WITH THE EVER-INCREASING POPULATION. IN 1884, IT WAS APPROXIMATELY 16,000; BY 1904, IT HAD INCREASED TO OVER 68,000.[26] WITH THE FLOW OF IMMIGRANTS IN THE FOLLOWING DECADE, THE POPULATION EXCEEDED 200,000. OVERCROWDING WAS EVIDENT AS SHOWN IN TABLE 111 INDICATING THE POPULATION CHARACTERISTICS FOR THE PROVINCE OF MANITOBA.

DURING THE PERIOD OF RAPID EXPANSION, INADEQUATE SANITARY CONDITIONS EXISTED AND THE OUTSIDE PRIVY WAS THE USUAL FEATURE OF NEIGHBOURHOOD ENVIRONMENT. THESE PRIVIES WERE THE CAUSE OF THE ANNUAL TYPHOID EPIDEMIC WHICH HIT THE CITY EVERY FALL. IN 1903, THIS DISEASE WAS BROUGHT TO A HALT BY THE ENFORCEMENT OF STATUTORY HEALTH AND SANITARY REGULATIONS.[27]

UNTIL THE ACUTE HOUSING SHORTAGE FOLLOWING THE FIRST WORLD

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[25] W. COURAGE, HOUSING SURVEY, CENTRAL AREA OF WINNIPEG, P. 48.

[26] CITY OF WINNIPEG ASSESSMENT DEPARTMENT.

[27] W. COURAGE, OP. CIT., P. 51.

TABLE 111: POPULATION CHARACTERISTICS FOR THE PROVINCE OF MANITOBA[28]

DATE	POPULATION	DWELLINGS OCCUPIED	HOUSEHOLDS	PERSONS PER DWELLING
1881	62,260	12,803	14,169	4.86
1891	152,506	30,790	31,786	4.95
1901	255,211	49,784	51,056	5.13
1911	561,118	85,720	91,230	5.38
1921	610,118	117,541	128,984	5.19
1931	700,159	145,577	150,096	4.81
1941	729,744	163,655	176,942	4.46

[28] W. COURAGE, OP. CIT., P. 50

WAR, HOUSING FACILITIES WERE PROVIDED BY PRIVATE ENTERPRISE. IN 1917, THE ROYAL COMMISSION OF INDUSTRIAL RELATIONS EMPHASIZED THE LACK OF HOUSING ACCOMMODATION FOR THE WORKER AS AN IMPORTANT FACTOR IN THE SOCIAL AND INDUSTRIAL UNREST AND INDICATED THAT THE GOVERNMENT SHOULD REMEDY THIS PROBLEM. UNDER THE WAR MEASURES ACT, LOANS TO PROVINCIAL GOVERNMENTS WERE PROVIDED BY THE DOMINION GOVERNMENT WITH A 5% INTEREST AND A MATURITY OF 25 YEARS. THUS THE PROVINCES DISPERSED THE FUNDS TO THE MUNICIPAL GOVERNMENTS AND AS A RESULT, APPROXIMATELY $25 MILLION WERE USED IN FOUR YEARS TO ASSIST IN BUILDING 6,242 UNITS IN 179 MUNICIPALITIES ACROSS CANADA.[29]

IN 1919, THE WINNIPEG CITY COUNCIL ESTABLISHED THE WINNIPEG HOUSING COMMISSION TO MAKE USE OF THE DOMINION GOVERNMENT LOANS. IT OPERATED VERY EFFICIENTLY AND FROM 1919 TO 1923, 712 LOANS TOTALLING $2,840,000 WERE ISSUED.[30]

DURING THE TWENTIES, DWELLING CONSTRUCTION WAS ACCELERATED AND CARRIED OUT BY WINNIPEG'S BUILDERS. THIS INCREASED THE STOCK OF HOUSING IN THE CITY AND THESE DWELLINGS WERE AVAILABLE TO THOSE WHO WERE FINANCIALLY ABLE.[31]

WITH THE DEPRESSION IN THE LATE TWENTIES, MULTIPLE USE OF DWELLINGS INCREASED STEADILY. MANY WERE FORCED TO VACATE

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[29] ADVISORY COMMITTEE ON RECONSTRUCTION, FINAL REPORT, P. 25.

[30] COURAGE, OP. CIT., P. 51

[31] IBID., P. 52

THEIR HOMES AS THEY COULD NOT PAY HIGH RENTS OR KEEP UP THE MORTGAGE PAYMENTS. AS A RESULT, THERE WERE 988 VACANT HOUSES AND 1173 VACANT SUITES.[32] THESE VACANCIES WERE THE RESULT OF ECONOMIC FACTORS RATHER THAN OF DECREASED HOUSING NEEDS.

IN 1933, THE WINNIPEG CITY COUNCIL APPOINTED A COMMITTEE ON HOUSING CONDITIONS TO STUDY THE SITUATION. IT CONDUCTED A SURVEY OF THE CENTRAL PART OF WINNIPEG AND DISCLOSED THAT THE SEVERE OVERCROWDING CREATED A DAMAGING EFFECT ON THE HEALTH AND WELFARE OF THE PEOPLE CONCERNED. THE CITY COUNCIL CONSIDERED LOW RENTAL HOUSING AS A SOLUTION BUT MET WITH NEGATIVE RESULTS.

THE SPECIAL HOUSING COMMITTEE WAS SET UP BY THE HOUSE OF COMMONS IN 1935 AND THEY RECOMMENDED THAT THE PROVINCES SHOULD ASSIST IN LOW-COST HOUSING AND REHABILITATION PROJECTS.[33] THEY ALSO STATED THAT: "THE NEED FOR LOW RENTAL HOUSING WOULD NOT BE MET BY UNAIDED PRIVATE ENTERPRISE," AND THAT "PUBLIC ASSISTANCE IS JUSTIFIED IN MEETING THE NEED AND IS SOUND FINANCIALLY AS IT IS DESIRABLE SOCIALLY".[34]

THE DOMINION HOUSING ACT IN 1935 WAS THE FIRST FEDERAL MEASURE IN ASSISTING HOME BUILDING.[35] THROUGH THIS ACT, THE

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[32] LOC. CIT.

[33] IBID., P. 53

[34] ADVISORY COMMITTEE ON RECONSTRUCTION, OP. CIT., P. 26.

[35] LOC. CIT.

AMOUNT OF THE FIRST MORTGAGE WAS INCREASED AND THE EQUITY REQUIRED BY THE BUILDER REDUCED. DURING THE THIRTY-FOUR MONTHS OF OPERATION, SOME 3,100 UNITS WERE FINANCED.[36]

THE DOMINION HOUSING ACT WAS SUPERSEDED BY THE NATIONAL HOUSING ACT, PASSED IN 1938.[37] THIS ACT CONSISTED OF THREE PARTS - HOME OWNERSHIP, LOW-RENTAL PROJECTS, AND TAX COMPENSATDN. ITS GREATEST ACHIEVEMENT WAS THE REDUCTION OF INTEREST RATES ON MORTGAGES.[38]

THE OUTBREAK OF THE SECOND WORLD WAR CAUSED MANY RURAL PEOPLE TO MOVE INTO THE CITY DUE TO BETTER JOB OPPORTUNITIES. IN 1941, WARTIME HOUSING LIMITED, A CROWN COMPANY, WAS FORMED BY THE DOMINION GOVERNMENT TO PROVIDE HOUSING FOR WAR WORKERS.[39] THIS WAS A TEMPORARY MEASURE AND PEOPLE WERE HOUSED IN DORMITORIES, STAFF HOUSES, AND DWELLING UNITS. THE PURPOSE WAS TO FURNISH GOOD LIVING ACCOMMODATIONS AT THE LOWEST COST.

AT THE END OF THE WAR, THE CITY WAS AGAIN FACED WITH AN ACUTE HOUSING SHORTAGE. THE SPECIAL COMMITTEE ON HOUSING CONDITIONS INITIATED ACTION AND THE RESULT WAS THE CONSTRUCTION OF 2,400 RENTAL HOUSES IN THE CITY[40] AVAILABLE TO THE RETURNING

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[36] IBID., P. 28.

[37] IBID., P. 27.

[38] LOC. CIT.

[39] IBID., P. 35.

[40] COURAGE, OP. CIT., P. 54.

WAR VETERANS. IN ADDITION TO THIS, 2,500 FAMILIES WERE LOCATED IN SURPLUS RCAF BARRACKS UNDER THE EMERGENCY SHELTER PROGRAMME.[41]

THE CENTRAL MORTGAGE AND HOUSING CORPORATION BEGAN ITS SERVICE ON JANUARY 1ST, 1946.[42] ITS DIRECTORS CAME FROM ALL PARTS OF CANADA AND ITS MAIN FUNCTIONS WERE TO CARRY OUT THE NATIONAL HOUSING ACT, THE INTEGRATED HOUSING PLAN, THE EMERGENCY SHELTER ORDER, AND THE HOME CONVERSION PLAN.[43] IT COOPERATED CLOSELY WITH THE DEPARTMENT OF VETERANS' AFFAIRS REGARDING HOUSING OPERATIONS UNDER THE VETERANS' LAND ACT AND ALSO WITH THE DEPARTMENT OF RECONSTRUCTION AND SUPPLY PRIORITIES.[44] THE NATIONAL HOUSING ACT WAS DESIGNED TO ENCOURAGE THE CONSTRUCTION OF NEW BUILDINGS THROUGH PROVISION OF LOANS TO HOME-BUILDERS, RATHER THAN TO OPERATE DIRECTLY IN THE CONSTRUCTION FIELD.

NEED FOR ACCOMMODATION AT THE UNIVERSITIES FOR MARRIED STUDENT VETERANS HIT ITS PEAK IN OCTOBER, 1946. CONSEQUENTLY, SURPLUS BUILDINGS WERE CONVERTED INTO LIVING QUARTERS. AT THE UNIVERSITY OF MANITOBA IN FORT GARRY, 72 HUTS WERE MADE AVAILABLE.[45]

IN 1947, THERE AROSE A PROBLEM OF HOUSING THE DISPLACED FAMILIES LIVING IN THE DOMINION IMMIGRATION BUILDING. THE

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[41] IBID., P. 55.

[42] METROPOLITAN PLANNING COMMITTEE, OP. CIT., P. 11.

[43] LOC. CIT.

[44] LOC. CIT.

[45] IBID., P. 17.

RESULT WAS THE CONSTRUCTION OF 100 TEMPORARY SINGLE-FAMILY DWELLINGS ON THE OLD EXHIBITION GROUNDS PROPERTY.[46] THE RENT WAS SET AT $22 PER MONTH AND TENANTS WERE COMPOSED OF FAMILIES WHICH WERE PREVIOUSLY HOUSED IN THE DOMINION IMMIGRATION BUILDING, THE CNR IMMIGRATION HALL, AND THE OLD NAVAL BARRACKS ON ELLICE AVENUE.[47]

IN DEALING WITH WINNIPEG'S HOUSING SHORTAGE, THE HOUSING COMMITTEE RECOMMENDED TO THE CITY COUNCIL THAT A LOW RENTAL HOUSING DEVELOPMENT BE CARRIED OUT UNDER THE NATIONAL HOUSING ACT. THE COUNCIL NEGOTIATED WITH THE PROVINCIAL AND FEDERAL GOVERNMENTS WHEREBY THE DOMINION GOVERNMENT WOULD PAY 75% OF THE CONSTRUCTION COSTS AND THE REMAINING 25% WOULD BE PAID BY THE PROVINCE AND THE CITY.[48] HOWEVER, THIS MONEY BY-LAW WAS NOT APPROVED BY THE WINNIPEG RATE-PAYERS IN 1953. AS A RESULT OF THIS, THE HOUSING COMMITTEE SEARCHED FOR OTHER MEANS TO SOLVE THE PROBLEM. THEY THOUGHT THAT FURTHER PROGRESS COULD NOT BE ACHIEVED WITHOUT THE UNDERSTANDING AND SUPPORT OF THE PUBLIC; THEREFORE, THEY CALLED REPRESENTATIVES FROM FIFTEEN CITY ORGANIZATIONS TO DISCUSS THE MATTER.[49]

STATISTICS REVEALED THAT WINNIPEG'S POPULATION INCREASED

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[46] LOC. CIT.

[47] LOC. CIT.

[48] COURAGE, OP. CIT., P. 55.

[49] LOC. CIT.

FROM 221,960 IN 1941 TO 243,947 IN 1953. THE CURTIS REPORT INDICATED THAT THE CITY'S DWELLINGS WERE SHORT BY 10,000 UNITS.[50] THE 1951 CENSUS REVEALED THAT 10,584 FAMILIES SHARED ACCOMMODATION. THE REPRESENTATIVES AT THE MEETING AGREED THAT THERE WAS DEFINITELY A NEED FOR LOW-COST RENTAL HOUSING AND DECIDED THAT FURTHER RESEARCH SHOULD BE CARRIED ON IN THIS MATTER. THE WELFARE COUNCIL OF GREATER WINNIPEG WAS REQUESTED TO ACT AS A CO-ORDINATOR.[51] AFTER A FEW WELL-ATTENDED MEETINGS, A RESEARCH COMMITTEE OF SIX PERSONS WAS FORMED TO STUDY ALL FACTORS INVOLVED SO AS - 1) TO DETERMINE THE EXTENT AND NATURE OF LOW-COST HOUSING NEEDS, 2) TO EXPLORE ALL POSSIBLE MEANS AVAILABLE IN MEETING THE NEEDS, 3) TO DETERMINE THE LOWEST POSSIBLE CONSTRUCTION COSTS, AND 4) TO DRAW UP A REPORT WITH RECOMMENDATIONS TO BE PRESENTED TO THE CONFERENCE.[52] THE AREA CONSIDERED WAS BOUNDED BY MAIN STREET, SHERBROOK STREET, THE CPR YARDS, AND NOTRE DAME AVENUE. THIS DISTRICT SHOWED THE HIGHEST INCIDENCE OF MULTIPLE USE OF SINGLE FAMILY DWELLINGS. IN 1955, A SURVEY OF THE AREA WAS CONDUCTED BY THE EMERGENCY HOUSING DEPARTMENT UNDER THE GUIDANCE OF MR. WILLIAM COURAGE. FURTHER ARCHITECTURAL STUDY OF LOW-COST HOUSING WAS CARRIED OUT BY THE SCHOOL OF ARCHITECTURE UNDER A GRANT FROM THE

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[50] IBID., P. 56.

[51] IBID., P. 57.

[52] IBID., P. 58.

CENTRAL MORTGAGE AND HOUSING CORPORATION.

THE NATIONAL HOUSING ACT (1954), WITH ITS AMENDMENTS ENACTED ON MAY 16TH, 1956, PROVIDES FOR SUBSTANTIAL FEDERAL CONTRIBUTIONS TO REDEVELOPMENT PROJECTS IN CANADIAN CITIES.[53] FOLLOWING IS A SUMMARY OF SOME OF THE MAJOR POINTS OF THE AMENDMENT.

THE RESPONSIBILITY FOR INITIATING REDEVELOPMENT PROJECTS REMAINS ATTACHED TO THE LOCAL AUTHORITIES. ANY REDEVELOPMENT PROJECT HAS TO BE APPROVED BY THE PROVINCIAL GOVERNMENT, WHETHER OR NOT THE LATTER PARTICIPATES FINANCIALLY IN SUCH A PROJECT, AND ANY REDEVELOPMENT PROJECT SUBMITTED FOR THE PURPOSE OF OBTAINING FEDERAL HELP HAS TO BE A PART OF A BROADER COMMUNITY PLAN.

THE FEDERAL GOVERNMENT MAY CONTRIBUTE UP TO FIFTY PER CENT OF THE COST OF EXPROPRIATION AND CLEARANCE OF BUILDINGS IN AN AREA WHICH IS PART OF AN APPROVED REDEVELOPMENT PROJECT. THE OTHER FIFTY PER CENT OF THE COST MAY BE ENDORSED EXCLUSIVELY BY THE LOCAL GOVERNMENT OR, BY AGREEMENT, SHARED WITH THE PROVINCIAL GOVERNMENT. THE RECOVERY OF MONEY FROM THE SALE OF CLEARED LAND WOULD BE SHARED BY THE PARTICIPATING GOVERNMENTS IN THE SAME PROPORTION AS THE COSTS. A FEDERAL CONTRIBUTION MAY ONLY BE MADE TOWARDS EXPROPRIATION AND CLEARANCE COSTS WHEN THE AREA TO BE CLEARED OF ITS PRESENT BUILDINGS IS EITHER

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[53] QUEEN'S PRINTER, STATUTES OF CANADA, 1956, P. 41.

SUBSTANTIALLY OF RESIDENTIAL CHARACTER BEFORE CLEARANCE, OR, IS INTENDED FOR SUBSTANTIAL RESIDENTIAL DEVELOPMENT AFTER CLEARANCE. HOWEVER, CONTRIBUTIONS MAY BE SECURED FROM THE FEDERAL TREASURY FOR THE PURPOSE OF SECURING LAND AND CLEARING BUILDINGS IN SLUM AREAS, ONLY WHEN THE RESIDENTS OF SUCH AREAS ARE OFFERED DECENT, SAFE AND SANITARY HOUSING ACCOMMODATION AT FAIR AND REASONABLE RENTAL HAVING REGARD TO FAMILY INCOMES.

THE FEDERAL PARTICIPATION IN NEW PUBLIC HOUSING PROJECTS MAY BE SECURED BY JOINT AGREEMENT BETWEEN THE FEDERAL AND PROVINCIAL GOVERNMENTS. 75% OF SUCH PROJECTS AND PROFITS OR LOSSES THEREON ARE UNDERWRITTEN BY THE FEDERAL GOVERNMENT, WHILE 25% IS PAID BY THE PROVINCIAL GOVERNMENT. SUCH NEW HOUSING PROJECTS MAY BE CONSTRUCTED ON LAND WHICH HAS BEEN CLEARED OF SUBSTANDARD BUILDINGS OR ON VACANT LAND WITHIN THE LIMITS OF THE MUNICIPALITY.

IN ADDITION, FEDERAL AID MAY BE SECURED IN THE FORM OF LOANS TO LIMITED DIVIDEND HOUSING COMPANIES INTERESTED IN THE CONSTRUCTION OF LOW-RENTAL HOUSING PROJECTS OR IN THE PURCHASE OF EXISTING BUILDINGS AND THE LAND UPON WHICH THEY ARE SITUATED AND THEIR CONVERSION INTO LOW-RENTAL HOUSING.

IT IS EVIDENT FROM THE TERMS OF THE NATIONAL HOUSING ACT, THAT IN ALL PHASES OF REDEVELOPMENT, PROJECTS MUST FIRST BE INITIATED BY THE LOCAL AUTHORITY; THAT THE APPROVAL OF THE PROVINCIAL GOVERNMENT HAS TO BE SECURED; THAT PROVINCIAL FINANCIAL PARTICIPATION MAY BE SECURED FOR A PORTION OF THE

COST OF CARRYING OUT SUCH PROJECTS; AND THAT FEDERAL APPROVAL OF SUCH PROJECTS IS A BASIC CONDITION TO THE CENTRAL GOVERNMENT'S PARTICIPATION.

URBAN REDEVELOPMENT IN ALL FORMS MAY BE EFFECTED BY PRIVATE ENTERPRISE WITHIN THE LIMITATIONS SET BY MUNICIPAL BY-LAWS REGARDING PLANNING, ZONING, BUILDING ETC. IN THE CASE OF HOUSING REDEVELOPMENT, PRIVATE ENTERPRISE MAY SECURE FEDERAL HELP IN THE FORM OF INSURED LOANS REPRESENTING A VARYING PROPORTION OF THE TOTAL CAPITAL COSTS. THE AMOUNT OF THE LOANS IN INDIVIDUAL CASES IS DETERMINED BY THE CONSIDERATION OF SEVERAL FACTORS, INCLUDING THE TYPE OF ACCOMMODATION TO BE PROVIDED AND THE RANGE OF PRICES AT WHICH THE ACCOMMODATION IS TO BE RENTED.

APPRAISAL FACTORS

IN CITIES, THERE ARE GENERALLY TWO TYPES OF URBAN PROBLEM AREAS. FIRST, THERE ARE THE SO-CALLED "BLIGHTED" AREAS CENTERED AROUND THE DOWNTOWN BUSINESS AND INDUSTRIAL DISTRICTS; SECOND, THERE ARE THE SUBSTANDARD AREAS ON THE OUTLYING FRINGES OF THE CITY. IN THE "BLIGHTED" AREAS, ONE FINDS THAT THE MAIN PROBLEMS ARE THOSE OF TRAFFIC CONGESTION, HIGH POPULATION DENSITY, INFILTRATION OF COMMERCE AND INDUSTRY INTO RESIDENTIAL DISTRICTS, LACK OF OPEN SPACES AND RECREATIONAL FACILITIES, AND OUTDATED PUBLIC UTILITIES. THE PROBLEMS OF THE SUBSTANDARD AREAS ON THE OUTSKIRTS OF THE CITY ARE USUALLY DUE TO LACK OF PROPER SEWAGE SYSTEM, INADEQUATE WATER SUPPLY, DRAINAGE DIFFICULTIES, POOR OR NO SIDEWALKS AND STREETS, AND REMOTENESS FROM CONVENIENCES LIKE SCHOOLS, CHURCHES AND SHOPPING CENTRES.

LOT SIZES

IT HAS BEEN SEEN IN THE PAST THAT THE DESIRE TO MAKE PROFITS FROM A PIECE OF LAND HAS RESULTED IN SMALL PLOTS AND CROWDED STRUCTURES. THIS WAS EVIDENT DURING THE PAST CENTURY WHEN CITIES GREW AT A TREMENDOUS RATE DUE TO THE MIGRATION OF PEOPLE TO THE URBAN AREAS.[54] AT THAT TIME, LAND CROWDING

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[54]SEE PAGE 8.

WAS NOT GENERALLY CONSIDERED TO BE A HAZARD TO HEALTH AND A CONTRIBUTOR TO "BLIGHT". HENCE, OVERCROWDING WAS INCREASED BY PLANNING OF SMALL SUBDIVISIONS BY INDIVIDUALS. THE PEOPLE USED THEIR PROPERTY TO ITS FULLEST EXTENT WITHOUT CONSIDERING THEIR NEIGHBOURS OR ADJACENT PROPERTIES. LARGER HOLDINGS WERE AVAILABLE, IT IS TRUE, BUT ONLY TO THOSE WHO WERE ABLE TO AFFORD THEM AND THESE PEOPLE WERE RELATIVELY FEW IN NUMBER.

LAND CROWDING IS A HINDRANCE TO THE HEALTH AND WELL-BEING OF THE PEOPLE SINCE IT RESULTS IN LACK OF AIR, LIGHT AND SUNSHINE IN THE DWELLINGS THEMSELVES AS WELL AS IN THE STREETS AND YARDS. IT ALSO REDUCES THE SIZE OF YARDS WHERE NORMAL FAMILY ACTIVITIES COULD BE CARRIED ON.

IN A CROWDED AREA, THERE IS ALWAYS A THREAT OF FIRES AND EPIDEMICS. CROWDING IS ALSO ACCOMPANIED BY INCREASED NOISE AND LACK OF PRIVACY. WHERE THE POPULATION IS DENSE, THE RATE OF JUVENILE DELINQUENCY IS ALSO HIGH AS CHILDREN ARE NOT GIVEN THE OPPORTUNITY TO LEAD NORMAL LIVES.

LAND CROWDING REFERS TO THE CROWDING OF STRUCTURES ON THE LAND AND TO THE HIGH POPULATION DENSITIES. FROM THE HEALTH POINT OF VIEW, ITS EFFECT IS COMPARABLE TO THAT OF OCCUPANCY IN INDIVIDUAL DWELLINGS WHERE ROOM SIZES ARE INADEQUATE. HOWEVER, IT IS NECESSARY TO DISCUSS FURTHER THE VARIOUS TYPES OF LAND CROWDING IN ORDER TO UNDERSTAND THE OBSTACLES WHICH THEY PRESENT TO NORMAL EVERYDAY LIVING.

THE RATIO BETWEEN THE LAND COVERED BY STRUCTURES AND THE TOTAL LAND AREA DETERMINES WHAT PORTION OF THE OPEN SPACES CAN BE USED FOR GARDENS, OUTDOOR RECREATION ETC. THEREFORE, THIS BECOMES THE BASIC ELEMENT IN THE APPRAISAL OF LAND CROWDING. BUT GENERALLY, THE DATA ON LINEAL FOOT FRONTAGE WOULD GIVE A FAIRLY GOOD INDICATION OF LAND CROWDING.

TO-DAY, CITY PLANNERS HAVE SHOWN THAT GOOD SITE PLANNING WILL INCREASE THE AMOUNT OF OPEN SPACES AT HIGH DENSITY LEVELS. FOR EXAMPLE, WELL-DESIGNED APARTMENT BLOCKS AND ROW HOUSES ELIMINATE DARK, DINGY ROOMS, NARROW DRIVEWAYS AND OTHER UNDESIRABLE QUALITIES WHICH ACCOMPANY CROWDED HOUSING UNITS.

AGE OF BUILDINGS

THE AGE OF A BUILDING GIVES INFORMATION WHICH REFLECTS THE CONDITIONS OF THE TIME IN WHICH IT WAS BUILT AND DEPENDS LARGELY ON THE DISTRICT WHERE THE DWELLING IS LOCATED. FOR INSTANCE, WARTIME HOUSING IS SITUATED IN VARIOUS PARTS OF A CITY AND HAS DEFINITE CHARACTERISTCS. THE HOUSING WAS PUT UP AS AN EMERGENCY MEASURE AND BUILT VERY CHEAPLY.[55] WHEN TIMES WERE GOOD, MANY EXCLUSIVE HOMES WERE BUILT. TO-DAY, MAY OF THEM ARE STILL VERY WELL KEPT WHILE OTHERS HAVE BEEN CONVERTED INTO MULTIPLE DWELLING USE. WITH GOVERNMENT LEGISLATION ENTERING INTO THE PICTURE, CERTAIN REGULATIONS

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[55] SEE PAGE 24

WERE SET UP, AND DWELLINGS CONSTRUCTED UNDER THESE TERMS ARE USUALLY VERY SATISFACTORY.

LAND USE

IN ALL PLANNING WORK, LAND USE INFORMATION IS OF VITAL IMPORTANCE AND IS USED MOST FREQUENTLY. THE EXISTING PATTERN OF LAND USES IN AN URBAN AREA PROVIDES THE BASIS FOR WHICH A DEVELOPMENT PLAN IS DERIVED. THE LAND USE SURVEY SUPPLIES THE DATA REQUIRED IN DEFINING THESE EXISTING PATTERNS AND PROVIDES INFORMATION ON THE TYPES AND INTENSITY OF LAND AND BUILDING USES.

LAND USE INFORMATION IS NOT RESTRICTED TO URBAN PLANNING STUDIES ALONE. IT IS FUNDAMENTAL TO STUDIES OF RESIDENTIAL NEIGHBOURHOODS, CENTRAL AND OUTLYING BUSINESS AREAS AND ORGANIZED OR PLANNED INDUSTRIAL DISTRICTS. IT ALSO SERVES AS A BASIC REFERENCE FOR REDEVELOPMENT AND REHABILITATION PLANS UNDER FEDERALLY AIDED RENEWAL PROGRAMS.

OVERCROWDING

THE CURTIS REPORT USES ONE PERSON PER ROOM AS A REASONABLE DIVIDING LINE BETWEEN ADEQUATE AND INADEQUATE REQUIREMENTS FOR HEALTH, PRIVACY, AND CONVENIENCE.[56] A ROOM AS A UNIT OF MEASUREMENT IS NOT AN EXACT STANDARD BUT IT CONSTITUTES

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[56] ADVISORY COMMITTEE ON RECONSTRUCTION, OP. CIT., P. 92.

A FAIRLY CONSERVATIVE BASIS FOR ESTIMATES OF OVERCROWDING APPLICABLE TO MOST CITIES.

OVERCROWDING AMONG LOW INCOME FAMILIES IS CONSIDERABLY GREATER THAN AMONG THE MIDDLE OR HIGHER INCOME GROUPS. NEVERTHELESS, OVERCROWDING EXISTS AMONG ALMOST ALL SIZES OF FAMILY. IT BECOMES QUITE MARKED FOR FAMILIES OF FIVE OR MORE. IT IS EVIDENT THAT THE PRESENT HOUSING SUPPLY WILL BE INADEQUATE FOR THE ABOVE-AVERAGE SIZE FAMILIES IN THE FUTURE.

LANDSCAPING

PROPER LANDSCAPING OF INDIVIDUAL PROPERTIES IS AN IMPORTANT FACTOR IN USING THE PROPERTY TO ITS BEST ADVANTAGE. THE LOCATION OF A DWELLING ON THE LOT SHOULD BE CONSIDERED IN RELATION TO THE STREET, LOT LINE, AND ADJACENT BUILDINGS. LANDSCAPING DEPENDS LARGELY ON THE LAYOUT OF THE HOME IF A PLEASANT VIEW IS TO BE OBTAINED FROM WINDOWS. AN ATTRACTIVE YARD COULD BE OBTAINED BY PROPER LOCATION OF SHADE TREES, HEDGES, FLOWER BEDS, AND WALKS. GOOD LANDSCAPING SHOULD INEVITABLY IMPROVE THE OVERALL STREET APPEARANCE ESPECIALLY WHERE BUILDING LINES ARE UNIFORM AND WHERE BUILDINGS ARE SIMILAR IN CONSTRUCTION. A COMBINATION OF WELL KEPT RESIDENTIAL PROPERTIES AND BOULEVARD PLANTING TEND TO PRODUCE A VERY ATTRACTIVE NEIGHBOURHOOD.

PHYSICAL CONDITIONS OF A DWELLING

DEPRECIATION OF GENERAL HOUSING SUPPLY HAS INCREASED IN MANY AREAS. THIS HAS OCCURRED NOT IN PHYSICAL TERMS OF CRACKED WALLS ETC., BUT IN REDUCTION OF VALUE. THE CAUSES ARE NOT ONLY DUE TO THE CHANGING PATTERNS OF URBAN RESIDENTIAL AREAS BUT ALSO TO THE FINANCIAL INABILITY OF LANDLORDS OR OWNERS TO KEEP HOUSES IN PROPER MAINTENANCE. "A SLUM AREA IS ONE IN WHICH THE MAJORITY OF RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL BUILDINGS ARE IN A DILAPIDATED STATE, WITH ONLY A MINIMUM OF REPAIRS, IF ANY AT ALL, BEING UNDERTAKEN."[57] IN THIS AREA, THE VALUE OF PROPERTY HAS GONE SO LOW THAT THE LAND IS WORTH MORE THAN THE STRUCTURE. RENTS FOR BUILDINGS IN SLUM AREAS ARE VERY LOW, CAUSING THE POOREST FAMILIES TO GATHER. THE DISTRICT SURROUNDING THIS AREA IS ALSO AFFECTED AS THE MIDDLE-CLASS PEOPLE TEND TO MOVE OUT.

THE EVIDENCE THAT A LARGE NUMBER OF OLD HOUSES LACK MODERN CONVENIENCES INDICATES THAT REPLACEMENT OR REBUILDING HAS NOT GONE AS FAR AS IT SHOULD IN THE MAJOR CITIES. STATISTICS SHOW THAT APPROXIMATELY ONE-FIFTH OF ALL DWELLINGS IN URBAN CANADA EITHER LACK COMPLETELY OR PROVIDE ONLY SHARED USE OF FLUSH TOILETS.[58]

NOT EVERY SUBSTANDARD DWELLING HAS TO BE REPLACED BECAUSE

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[57] ADVISORY COMMITTEE ON RECONSTRUCTION, OP. CIT., P. 101.

[58] IBID., P. 102.

OF PHYSICAL DEFECTS; IN MANY CASES, THESE HOUSES COULD BE BROUGHT UP TO THE MINIMUM STANDARD BY IMPROVEMENTS AND NEW INSTALLATIONS.

NEIGHBOURHOOD

IT CAN BE PLAINLY SEEN THAT SLUMS AND "BLIGHT" AREAS ARE PARTIALLY RELATED TO THE INTERMIXTURE OF RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL AREAS. IN THESE DISTRICTS ARE FOUND HIGH RATES OF JUVENILE DELINQUENCY, PHYSICAL DETERIORATION, DECREASING POPULATION AND HIGH RATES OF DEPENDENCY. TO-DAY, ZONING REGULATIONS ARE SET UP AS A LEGAL INSTRUMENT FOR PRESERVING THE NEIGHBOURHOOD CHARACTER. THE MIXTURE OF LAND USES TENDS TO LEAD TO INSTABILITY OF USE AND ENDS IN THE GRADUAL DETERIORATION AND OBSOLESCENCE OF RESIDENTIAL AREAS. THIS IS READILY SEEN IN DOWNTOWN DISTRICTS WHERE LIGHT INDUSTRIES AND SMALL SHOPS HAVE CREPT IN. EVEN THE EXISTENCE OF ISOLATED COMMERCIAL ESTABLISHMENTS AMONGST RESIDENTIAL BLOCKS TENDS TO LOWER THE CHARACTER OF THE NEIGHBOURHOOD.

THERE ARE MANY OPINIONS AS TO WHAT A RESIDENTIAL NEIGHBOURHOOD IS - FROM THE PHYSICAL, SOCIAL, AND ECONOMIC POINTS OF VIEW - AND WHETHER ANY OF THESE DIFFERENT CONCEPTS ARE REALIZABLE. HOME LIFE INCLUDES MUCH MORE THAN A DECENT LIVING ARRANGEMENT WITHIN THE FOUR WALLS OF A HOUSE. IT ALSO DEPENDS ON THE OUTDOOR SPACE AVAILABLE; THE ATTRACTIONS AND HAZARDS OF THE NEIGHBOURHOOD; THE RECREATIONAL FACILITIES

AND THE CIVIC, SOCIAL AND RELIGIOUS ACTIVITIES OF THE NEIGHBOURHOOD; THE KINDS OF PEOPLE IN THE AREA (AND THE WAYS THEY COME IN CONTACT WITH ONE ANOTHER); THE WAYS IN WHICH THE CHILDREN GET TO SCHOOL, AND THE BREADWINNER GETS TO WORK. A GOOD NEIGHBOURHOOD IS ONE WHICH IS SO FORMED AS TO PROVIDE THE PHYSICAL ENVIRONMENT WHERE PEOPLE CAN FIND FRIENDLINESS, RELAXATION, CONVENIENCE AND SAFETY AS WELL AS THE OPPORTUNITY TO CO-OPERATE IN CIVIC AND SOCIAL ACTIVITIES ON A MANAGEABLE SCALE.

NUISANCES AND HAZARDS

WHILE THE CHARACTER OF THE ENVIRONMENT IS AFFECTED BY THE MERE OCCURRENCE OF MIXED LAND USE, THE DEGREE TO WHICH NUISANCES ARE PRODUCED BY DIFFERENT INDUSTRIAL OR COMMERCIAL ESTABLISHMENTS DEPENDS ON A FEW CONTROLLING FACTORS. SOME OF THESE FACTORS ARE: THE TYPE OF MANUFACTURING PROCESS, THE KIND OF FUEL CONSUMED, THE NATURE OF MATERIALS HANDLED, SOUND INSULATION, FIRE CONTROLS, AND FACTORY CONSTRUCTION. OTHER NUISANCES WHICH ARE PRESENT ARE DUE TO THE TRANSPORTATION SYSTEM, SURFACE FLOODING AND INADEQUATE BASIC COMMUNITY FACILITIES.

TYPES OF NUISANCES AND HAZARDS[59]

A) NOISE AND VIBRATION:

THEY ARE DUE TO INDUSTRIAL AND COMMERCIAL ESTABLISHMENTS SUCH AS AUTO BODY WORKS AND FOUNDRIES AND HAVE A HARMFUL EFFECT ON THE HUMAN NERVOUS SYSTEM. IN CASES SUCH AS THESE, PARTICULAR ATTENTION SHOULD BE GIVEN TO SLEEP DISTURBANCE BY NOISES AT NIGHT.

B) OBJECTIONABLE ODOURS:

SLAUGHTER HOUSES AND CHEMICAL PLANTS ETC., CONTRIBUTE TO POLLUTION OF THE ATMOSPHERE. ALTHOUGH ONE BECOMES IMMUNE TO ODOURS, IT HAS BEEN PROVEN THAT EXPOSURE TO UNPLEASANT ODOUR RESULTS IN LACK OF APPETITE AND NAUSEA. THIS NUISANCE HAS A PSYCHOLOGICAL EFFECT ON THE PEOPLE AND SHOULD NOT BE NEGLECTED.

C) FIRE AND EXPLOSION HAZARDS:

ESTABLISHMENTS SUCH AS MUNITIONS AND CHEMICAL PLANTS ARE A MENACE TO THE PUBLIC IF FIRE PROTECTION IS POOR. LARGE QUANTITIES OF COMBUSTIBLE MATERIAL WHICH ARE INADEQUATELY STORED ETC., ARE OBVIOUS SOURCES OF FIRE HAZARD.

D) VERMIN, RODENTS AND OTHER INSECTS:

JUNK YARDS, REFUSE DUMPS, POORLY KEPT FOOD STORES, INSANITARY VACANT LOTS AND DILAPIDATED STRUCTURES

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[59] AMERICAN PUBLIC HEALTH ASSOCIATION, AN APPRAISAL FOR MEASURING THE QUALITY OF HOUSING, PART 111, PP. 6-11.

ARE ALL CENTRES OF MOSQUITO BREEDING AND CHRONIC RAT INFESTIATION. IN THE LONG RUN, THEY NULLIFY EFFORTS TO MAINTAIN THE RESIDENTIAL YARDS OF THE NEIGHBOURHOOD IN CLEAN CONDITION.

E) SMOKE OR DUST:

SMOKE AND DUST HAVE BEEN A MATTER OF CONCERN TO CITY OFFICIALS AND OWNERS OF INDUSTRY, AS WELL AS TO PUBLIC HEALTH WORKERS WHO HAVE TRIED TO SHOW THE RELATION BETWEEN THESE NUISANCES AND RESPIRATORY DISEASES. IN ADDITION TO BEING A HEALTH HAZARD, SMOKE AND DUST INCREASE THE WORK REQUIRED TO KEEP THE HOME CLEAN.

F) STREET AND RAILROAD TRAFFIC:

NO OTHER ELEMENT OF THE CITY PLAN IS MORE OBSOLETE AND FURTHER BEHIND MODERN TECHNOLOGICAL ADVANCES THAN THE PRESENT STREET SYSTEM. THE MAJOR ARTERIES ARE WHOLLY INADEQUATE TO CARRY THE NECESSARY LOAD AND THEIR DESIGN IN RELATION TO RESIDENTIAL NEIGHBOURHOODS, DATING FROM THE HORSE-AND-BUGGY DAYS, IS NOT ADJUSTED TO MODERN TRAFFIC. THESE FACTORS TEND TO PRESENT ACCIDENT HAZARDS AS WELL AS NOISE AND VIBRATION NUISANCES. STREET WIDTH, TRAFFIC CONTROLS, AND PARKING ARE CONTRIBUTORY FACTORS, BUT THE MOST IMPORTANT SOURCE OF HAZARDS IS THE TYPE AND DENSITY OF TRAFFIC.

THE STREETS WITH HEAVY TRAFFIC DEFINITELY HAVE A DETERIORATING EFFECT UPON ADJACENT RESIDENTIAL AREAS. EVEN IN EXCLUSIVE RESIDENTIAL AREAS, THE HOUSES ALONG MAJOR TRAFFIC ARTERIES SHOW SIGNS OF A DOWNWARD TREND. THIS IS REFLECTED BY CONVERSION OF OLD ONE-FAMILY DWELLINGS INTO ROOMING HOUSES, TOURIST HOUSES, DOCTOR'S OFFICES.ETC. STILL MORE DIRECT SYMPTOMS ARE RESTAURANTS, GARAGES, CAR DEALERS AND SUPER MARKETS.

AT ONE TIME, INDUSTRIES WERE BUILT NEAR RAILROADS AND WATER FRONTAGES DUE TO NECESSITY. BUT SINCE TRUCKING OFFERS ALTERNATIVE AND MORE FLEXIBLE TRANSPORTATION AND SINCE STREET FRONTAGES HAVE ADDITIONAL ADVERTISING VALUE, INDUSTRIAL ESTABLISHMENTS TEND TO LOCATE MORE ALONG CONVENIENT ARTERIAL ROADS WITHOUT ANY REGARD FOR ADJACENT RESIDENTIAL AREAS. THE DETERIORATING INFLUENCE OF RAILROAD LINES, TERMINALS, AND SWITCHYARDS UPON A RESIDENTIAL NEIGHBOURHOOD CAN BE NOTICED BY ANY CASUAL OBSERVER LOOKING OUT OF A TRAIN WINDOW. AS IN THE CASE OF MAJOR TRAFFIC ARTERIES, LARGE INDUSTRIES GRAVITATE TOWARD RAILROAD TERMINALS, SO THAT ENVIRONMENTAL INFLUENCES REACH BEYOND THE IMMEDIATE NUISANCES CREATED BY RAILROADS.

g) AIR TRAFFIC:

AIRPLANES DESERVE THEIR SHARE OF CONSIDERATION. WITH INCREASED SIZE AND CARRYING CAPACITY, THEY REQUIRE LONGER DISTANCES TO RISE TO A HEIGHT WHERE THEIR NOISE BECOMES LESS OBJECTIONABLE. BUT SINCE IT WOULD BE IMPOSSIBLE TO DEMOLISH ALL HOUSING WITHIN A LARGE RADIUS OF AN AIRPORT, IT SEEMS UNREALISTIC TO CONDEMN ALL DWELLINGS LOCATED IN THIS ZONE. HOWEVER, AN AREA WITHIN A REASONABLE RADIUS SHOULD BE MAINTAINED CLEAR OF RESIDENCES AS MORE NOISE IS NOTICEABLE NEAR THE HANGARS WHERE ENGINES ARE TESTED AND WARMED UP BEFORE THE TAKE-OFF. CONSIDERATION SHOULD BE GIVEN TO AREAS EXPOSED TO POSSIBILITIES OF CRASH LANDINGS.

h) SURFACE FLOODING:

FROM AN ENVIRONMENTAL POINT OF VIEW, AREAS LIABLE TO PERIODIC FLOODING PRESENT A DIRECT THREAT TO THE HEALTH AND SAFETY OF THE PUBLIC. SURFACE FLOODING DUE TO RIVERS OR HIGH GROUND WATER TABLE IS A WELL KNOWN PROBLEM IN LOW-LYING AREAS, BUT REMEDIAL FLOOD CONTROL SCHEMES ARE USUALLY PUT INTO OPERATION ONLY WHEN THESE FLOODS ARE PUBLICIZED.

i) GLARE AT NIGHT:

THIS MAY BE DUE TO LARGE ADVERTISING SIGNS, FLOOD LIGHTS, ILLUMINATED COMMERCIAL DRIVEWAYS ETC.

THIS TYPE OF NUISANCE IS NOT AS FREQUENT AS OTHERS, BUT WHEREVER RESIDENCES FACE DIRECT SOURCES OF GLARE, SLEEP DISTURBANCES MAY OCCUR.

J) MORAL HAZARDS:

THESE MAY RESULT FROM A NEIGHBOURHOOD WHERE THERE ARE TAVERNS, BARS, LIQUOR STORES, BROTHELS, AND OTHER UNFAVORABLE ESTABLISHMENTS AND THEY DEFINITELY CREATE MORAL HAZARDS TO THE YOUNGER GENERATION. POSSIBLE INCREASE IN DELINQUENCY RATES AND HEAVY COSTS OF POLICING WILL BE THE ULTIMATE RESULT IN SUCH A NEIGHBOURHOOD.

K) INADEQUATE RECREATIONAL FACILITIES:

ADEQUATE PRIMARY SCHOOLS, CHILDRENS' PLAYGROUNDS AND PUBLIC PARKS LOCATED WITHIN CONVENIENT AND SAFE WALKING DISTANCE FROM HOMES ARE ESSENTIAL TO THE WELL-BALANCED LIFE OF A NEIGHBOURHOOD. LACK OF PLAYGROUNDS IN CONGESTED AREAS RESULTS IN CHILDREN PLAYING IN STREETS WHERE THEY ARE EXPOSED TO TRAFFIC ACCIDENTS. HOWEVER, IF PLAYGROUNDS ARE TOO REMOTE OR CAN ONLY BE REACHED BY CROSSING DANGEROUS TRAFFIC ARTERIES, THE PARENTS WILL NOT PERMIT THEIR CHILDREN TO PLAY THERE AND THE USEFULNESS OF THESE FACILITIES WILL BE DECREASED.

WELL KEPT COMMUNITY FACILITIES GIVE A SENSE OF SATISFACTION AND PRIDE TO THE RESIDENTS OF THAT

DISTRICT, ACT AS STABILIZING INFLUENCE ON THE NEIGHBOURHOOD, AND OFFER OPPORTUNITIES FOR SOCIAL INTERCOURSE.

THE APPRAISAL TECHNIQUE

THE AMERICAN PUBLIC HEALTH ASSOCIATION'S APPRAISAL TECHNIQUE IS PROBABLY THE MOST PRECISE AND COMPREHENSIVE TYPE OF SURVEY FOR USE IN THE RESIDENTIAL AREAS. IT EMPLOYS A PENALTY SCORING SYSTEM APPLIED ITEM FOR ITEM FOR VARIOUS FEATURES IN THE DWELLING AND ITS SURROUNDINGS THAT HAVE BEEN FOUND TO BE SUBJECTED TO URBAN "BLIGHT". IT CAN BE USED TO MEASURE BOTH THE EXTENT OF DEVIATION FROM MINIMUM STANDARDS AND THE DETAILED NATURE OF HOUSING CONDITIONS WHICH AFFECT THE HEALTH, SAFETY OR THE ESSENTIAL LIVEABILITY OF DWELLINGS AND THEIR NEIGHBOURHOOD.

UNDER THE APHA TECHNIQUE, TWO SEPARATE APPRAISALS ARE MADE - FIRST, OF THE DWELLING CONDITIONS AND SECOND, OF THE QUALITY OF ENVIRONMENT. THE FIRST IS BASED ON AN INDIVIDUAL DWELLING UNIT BASIS AND CONSIDERS SUCH ITEMS AS DETERIORATION, MAINTENANCE AND STATE OF REPAIR, SAFETY AND SANITATION FACTORS, ADEQUACY OF HEATING AND LIGHTING, DEGREE OF ROOM CROWDING ETC. THE SECOND CONSISTS OF ITEMS SUCH AS LAND CROWDING, ADEQUACY OF WATER AND SEWERAGE FACILITIES IN THE BLOCK, ADEQUACY OF SCHOOLS, RECREATION AREAS, AND OTHER COMMUNITY FACILITIES IN THE AREA, AND THE EXTENT OF HAZARDS AND NUISANCES IN THE AREA FROM TRAFFIC, RAILROADS AND INDUSTRY.

THE SCORES OBTAINED FROM THE TWO SEPARATE APPRAISALS ARE COMBINED TO GIVE A "HOUSING SCORE". TABLE IV SHOWS THE RANGE

TABLE:1V: SUMMARY OF GRADATIONS IN HOUSING QUALITY UNDER APHA APPRAISAL TECHNIQUE [60]

GRADATION OF QUALITY	ENVIRONMENTAL SCORE	DWELLING SCORE	TOTAL HOUSING SCORE
A - EXCELLENT TO GOOD	0 - 19	0 - 29	0 - 49
B - ACCEPTABLE	20 - 39	30 - 59	50 - 99
C - QUESTIONABLE	40 - 59	60 - 89	100 - 149
D - SUBSTANDARD	60 - 79	90 - 119	150 - 199
E - UNFIT FOR HABITIATION	80 & OVER	120 & OVER	200 & OVER

[60] CHAPIN, OP. CIT., P. 236

OF QUALITIES POSSIBLE IN THE USE OF THE TECHNIQUE, INDICATING THE CORRESPONDING RANGE OF PENALTY SCORES FOR EACH OF THE DWELLING AND ENVIRONMENTAL SCHEDULES AND ALSO FOR THE COMBINATION OF BOTH. DISTRICTS WITH GRADE E SCORES USUALLY FALL INTO A CLASS WHICH IS READY FOR CLEARANCE WHILE THOSE WITH GRADE C TEND TO BE CLASSIFIED AS REHABILITATION AREAS. GRADE D AREAS MAY BE ASSIGNED TO REHABILITATION OR CLEARANCE, DEPENDING ON THE NATURE OF ITEMS, AND GRADE A AND B AREAS WILL USUALLY FALL INTO THE CONSERVATION CATEGORY.

THE CHIEF ADVANTAGES OF PENALTY SCORES ARE THEIR ECONOMY IN EXPRESSING COMPLEX RELATIONSHIPS, AND THE EASE WITH WHICH THEY CAN BE USED FOR COMPARATIVE ANALYSIS. WITHOUT A RATING SYSTEM, EVEN THE MOST COMPLETE TABULATION OF INDIVIDUAL DEFICIENCIES FAILS TO DISCLOSE READILY THOS AREAS OR DWELLINGS WHICH CONTAIN THE WORST COMBINATIONS OF CONDITIONS, THUS FAILING TO PROVIDE THE SUMARY MEASUREMENT FOR A DISCRIMINATING POLICY. ON THE OTHER HAND, INTERPRETATION OF SCORES WILL GIVE A CLEAR PICTURE OF BOTH THE SPECIFIC NATURE AND RELATIVE STANDING OF THE AREAS STUDIED. THE CLASSIFICATION OF NEIGHBOURHOODS INTO QUALITY GRADES STILL FURTHER CONDENSES THE EXPRESSION OF RESULTS AND PROVIDES CONVENIENT CATEGORIES FOR COMPARATIVE STUDY.

THE APHA APPRAISAL TECHNIQUE CAN BE USED FOR EITHER A COMPLETE HOUSE-TO-HOUSE SURVEY OF AN URBAN AREA OR A SAMPLING OF AN AREA. FOR THE PURPOSE OF THIS THESIS, THE WHOLE OF THE

CITY OF WINNIPEG WAS COVERED, BUT ONLY A FEW TYPICAL DWELLINGS CHARACTERISTIC OF AN AREA WERE SURVEYED TO GIVE A GENERAL PICTURE OF THE HOUSING SITUATION.

AFTER STUDYING APPRAISAL TECHNIQUES USED IN OTHER SURVEYS, A TENTATIVE SCHEDULE USING ITEMS DISCUSSED IN THE LAST CHAPTER WAS DRAWN UP AND TESTED. THE SCHEDULE PROVED QUITE SATISFACTORY AND IS SHOWN IN TAVLE V. THE HOUSING QUALITIES WERE GRADED FROM A TO D. GRADES A AND B USUALLY FELL INTO THE CONSERVATION CLASS WHILE ALL OF D WERE READY FOR CLEARANCE OR REDEVELOPMENT. PARTS OF GRADE B AND ALL OF GRADE C FELL INTO A CLASS REQUIRING REHABILITATION.

OF THE NINE ITEMS IN THE SCHEDULE, PARTS 5,6,8 AND 9 WERE CONDUCTED AS A "WINDSHIELD SURVEY". THIS PROVED QUITE SUCCESSFUL AS TYPICAL HOUSES WITHIN A DISTRICT WERE SPOTTED EASILY BY DRIVING UP AND DOWN THE STREETS. THESE ITEMS WERE RECORDED AS THE PROCEDURE WAS CARRIED OUT WHILE THE REMAINING INFORMATION WAS READILY AVAILABLE IN THE CITY OF WINNIPEG ASSESSMENT DEPARTMENT.

SURVEY DISTRICTS WERE DIVIDED ACCORDING TO THE POLLING DISTRICTS USED BY THE CITY OF WINNIPEG. THIS GAVE A CLEAR PICTURE OF THE POPULATION TREND AND SIMPLIFIED THE PROCEDURE FOR LOOKING UP THE ASSESSMENT RECORDS. THE DIVISIONS OF THE DISTRICTS ARE INDICATED IN THE ACCOMPANYING MAP. TABLE VI SHOWS THE APPRAISAL INFORMATION SHEET USED FOR THE SURVEY.

TABLE V: APPRAISAL TECHNIQUE USED FOR SURVEY

	3 POINTS	2 POINTS	1 POINT	0 POINTS
1) LOT SIZE	UP TO 29'	30' TO 39'	40' TO 49'	50' AND OVER
2) AGE OF BLDG.	UP TO 1900	1901 - 1920	1921 - 1940	1941 TO 1958
3) LAND USE	MULTIFAMILY	3 FAMILY	2 FAMILY	1 FAMILY
4) CROWDING	OVER 1.5/ROOM	1.1 - 1.4/ROOM	0.7 - 1.0/ROOM	LESS THAN .6/RM
5) LANDSCAPING	NONE	FAIR	AVERAGE	GOOD
6) PHYSICAL CONDITION	POOR	FAIR	GOOD	EXCELLENT
7) SANITARY CONDITION	POOR	FAIR	GOOD	EXCELLENT
8) NEIGHBOURHOOD	POOR	FAIR	GOOD	EXCELLENT
9) NUISANCES	HEAVY	CONSIDERABLE	MODERATE	LIGHT

CLASSIFICATION BASED ON TOTAL PENALTY SCORES:

A: 0 TO 6 INCLUSIVE - EXCELLENT TO GOOD

B: 7 TO 13 INCLUSIVE - ACCEPTABLE TO QUESTIONABLE

C: 14 TO 20 INCLUSIVE - SUBSTANDARD

D: 21 TO 27 INCLUSIVE - UNFIT FOR HABITATION

TABLE V1

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER.....

FACTORS CONSIDERED	.....	.....
1) LOT SIZE	1).....	1).....
2) AGE OF BUILDING	2).....	2).....
3) LAND USE	3).....	3).....
4) OVERCROWDING	4).....	4).....
5) LANDSCAPING	5).....	5).....
6) PHYSICAL CONDITION	6).....	6).....
7) SANITARY CONDITION	7).....	7).....
8) NEIGHBOURHOOD	8).....	8).....
9) NUISANCES	9).....	9).....
	TOTAL SCORE.....	TOTAL SCORE.....
.....	.....	.....
1).....	1).....	1).....
2).....	2).....	2).....
3).....	3).....	3).....
4).....	4).....	4).....
5).....	5).....	5).....
6).....	6).....	6).....
7).....	7).....	7).....
8).....	8).....	8).....
9).....	9).....	9).....
TOTAL SCORE.....	TOTAL SCORE.....	TOTAL SCORE.....

REMARKS.....

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APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ... 1 ...

FACTORS CONSIDERED	405 Churchill	163 Clare
1) LOT SIZE	1) 50' ... 0	1) 50' ... 0
2) AGE OF BUILDING	2) 1954 ... 0	2) 1950 ... 0
3) LAND USE	3) single ... 0	3) single ... 0
4) OVERCROWDING	4) 4/5 ... 1	4) 4/4 ... 1
5) LANDSCAPING	5) average ... 1	5) average ... 1
6) PHYSICAL CONDITION	6) exc ... 0	6) good ... 1
7) SANITARY CONDITION	7) exc ... 0	7) exc ... 0
8) NEIGHBOURHOOD	8) good ... 1	8) good ... 1
9) NUISANCES	9) moderate ... 1	9) flood area ... 1
	TOTAL SCORE ... 4	TOTAL SCORE ... 5

269 Balfour	722 Fisher	114 Baltimore
1) 50' ... 0	1) 55.2' ... 0	1) 50' ... 0
2) 1912 ... 2	2) 1925 ... 1	2) 1948 ... 0
3) single ... 0	3) single ... 0	3) single ... 0
4) 5/8 ... 1	4) 3/7 ... 0	4) 3/5 ... 0
5) average ... 1	5) good ... 0	5) average ... 1
6) fair ... 2	6) good ... 1	6) good ... 1
7) good ... 1	7) good ... 1	7) good ... 1
8) good ... 1	8) exc ... 0	8) good ... 1
9) light ... 0	9) flood area ... 1	9) flood area ... 1
TOTAL SCORE ... 8	TOTAL SCORE ... 4	TOTAL SCORE ... 5

REMARKS ... B. and Z. district excellent. Some traffic on Churchill Dr. & Clare

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 2

FACTORS CONSIDERED	162 Oakwood	691 Fisher
1) LOT SIZE	1) 50' 0	1) 55.2' 0
2) AGE OF BUILDING	2) 1927 1	2) 1928 1
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 3/6 0	4) 5/9 0
5) LANDSCAPING	5) average 1	5) average 1
6) PHYSICAL CONDITION	6) good 1	6) good 1
7) SANITARY CONDITION	7) good 1	7) good 1
8) NEIGHBOURHOOD	8) good 1	8) exc 0
9) NUISANCES	9) flood area 1	9) flood area 1
	TOTAL SCORE 6	TOTAL SCORE 5

352 Maplewood	133 Marley	39 Marley
1) 50' 0	1) 25' 3	1) 25' 3
2) 1914 2	2) 1910 2	2) 1909 2
3) single 0	3) single 0	3) single 0
4) 5/10 0	4) 7/6 2	4) 2/6 0
5) fair 2	5) fair 2	5) fair 2
6) fair 2	6) fair 2	6) fair 2
7) good 1	7) fair 2	7) good 1
8) good 1	8) fair 2	8) fair 2
9) moderate 1	9) considerable 2	9) considerable 2
TOTAL SCORE 9	TOTAL SCORE 17	TOTAL SCORE 14

REMARKS. Dwellings close to Osborne old & not kept up. East end close to hospital.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 3

FACTORS CONSIDERED	439 Churchill	641 Jubilee
1) LOT SIZE	1) 50.05' 0	1) 30.3' 2
2) AGE OF BUILDING	2) 1951 0	2) 1911 2
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 4/6 1	4) 2/6 0
5) LANDSCAPING	5) good 0	5) average 1
6) PHYSICAL CONDITION	6) exc 0	6) fair 2
7) SANITARY CONDITION	7) exc 0	7) good 1
8) NEIGHBOURHOOD	8) exc 0	8) fair 2
9) NUISANCES	9) moderate 1	9) considerable 2
	TOTAL SCORE 2	TOTAL SCORE 12

566 Burnsford	547 McLaughlin	659 Kylemore
1) 25' 3	1) 50' 0	1) 39' 2
2) 1910 2	2) 1947 0	2) 1954 0
3) single 0	3) single 0	3) single 0
4) 4/6 1	4) 5/6 1	4) 2/4 0
5) fair 2	5) average 1	5) fair 2
6) fair 2	6) good 1	6) good 1
7) good 1	7) good 1	7) good 1
8) fair 2	8) good 1	8) fair 2
9) considerable 2	9) moderate 1	9) heavy 3
TOTAL SCORE 15	TOTAL SCORE 6	TOTAL SCORE 11

REMARKS Northern and western extreme close to RR. Jubilee traffic heavy

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER...4....

FACTORS CONSIDERED	215 Marly	399 Arnold
1) LOT SIZE	1) 25' 3	1) 25' 3
2) AGE OF BUILDING	2) 1911 2	2) 1912 2
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 3/6 0	4) 3/5 0
5) LANDSCAPING	5) fair 2	5) fair 2
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) good 1	7) good 1
8) NEIGHBOURHOOD	8) fair 2	8) poor 3
9) NUISANCES	9) considerable 2	9) heavy 3
	TOTAL SCORE 14	TOTAL SCORE 16

482 Carlaw	650 Nassau	426 Glasgow
1) 25' 3	1) 40.5' 1	1) 25' 3
2) 1910 2	2) 1912 2	2) 1905 2
3) single 0	3) single 0	3) single 0
4) 2/5 0	4) 2/7 0	4) 1/6 0
5) fair 2	5) fair 2	5) none 3
6) poor 3	6) fair 2	6) poor 3
7) poor 3	7) fair 2	7) poor 3
8) poor 3	8) poor 3	8) poor 3
9) heavy 3	9) heavy 3	9) heavy 3
TOTAL SCORE 19	TOTAL SCORE 15	TOTAL SCORE 20

REMARKS...Northern and western portion very close to RR and industry. Houses poor

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 5

FACTORS CONSIDERED	571 Gertrude	390 Gertrude
1) LOT SIZE	1) 50' 0	1) 50' 0
2) AGE OF BUILDING	2) 1910 2	2) 1901 2
3) LAND USE	3) multiple 3	3) single 0
4) OVERCROWDING	4) 9/9 1	4) 6/6 1
5) LANDSCAPING	5) average 1	5) fair 2
6) PHYSICAL CONDITION	6) fair 2	6) poor 3
7) SANITARY CONDITION	7) fair 2	7) poor 3
8) NEIGHBOURHOOD	8) good 1	8) fair 2
9) NUISANCES	9) light 0	9) considerable 2
	TOTAL SCORE 12	TOTAL SCORE 15

573 Cayadon	575 Railway	521 Frasin
1) 24' 2	1) 33' 2	1) 37' 2
2) 1903 2	2) 1905 2	2) 1921 1
3) single 0	3) single 0	3) single 0
4) 6/7 1	4) 5/6 1	4) 5/7 1
5) fair 2	5) fair 2	5) fair 2
6) fair 2	6) fair 2	6) fair 2
7) fair 2	7) fair 2	7) fair 2
8) good 1	8) good 1	8) good 1
9) considerable 2	9) light 1	9) light 1
TOTAL SCORE 14	TOTAL SCORE 13	TOTAL SCORE 12

REMARKS Mostly old dwellings not maintained. S. end all industrial. Pembina traffic heavy

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 6

FACTORS CONSIDERED	715/715½ Scotland	601 Garwood
1) LOT SIZE	1) 25' 3	1) 25' 3
2) AGE OF BUILDING	2) 1905 2	2) 1911 2
3) LAND USE	3) 2-family 1	3) single 0
4) OVERCROWDING	4) 9/9 1	4) 3/5 0
5) LANDSCAPING	5) none 3	5) fair 2
6) PHYSICAL CONDITION	6) poor 3	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) fair 2	8) fair 2
9) NUISANCES	9) considerable 2	9) considerable 2
	TOTAL SCORE 19	TOTAL SCORE 15

696 Warsaw	745 McMillan	636 Gertrude
1) 50' 0	1) 33' 2	1) 100' 0
2) 1910 2	2) 1910 2	2) 1905 2
3) single 0	3) 2-family 1	3) 2-family 2
4) 3/6 0	4) 7/6 2	4) 9/6 2
5) fair 2	5) fair 2	5) average 1
6) fair 2	6) fair 2	6) fair 2
7) fair 2	7) fair 2	7) fair 2
8) good 1	8) good 1	8) good 1
9) light 0	9) light 0	9) light 0
TOTAL SCORE 9	TOTAL SCORE 14	TOTAL SCORE 12

REMARKS: Most dwellings old and not maintained. Wellington Cr. heavy traffic

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ... 7 ...

FACTORS CONSIDERED	745 Wellington Cr.	190 Dromore
1) LOT SIZE	1) 140' ... 0	1) 50' ... 0
2) AGE OF BUILDING	2) 1950 ... 0	2) 1906 ... 2
3) LAND USE	3) single ... 0	3) single ... 0
4) OVERCROWDING	4) 5/5 ... 1	4) 7/9 ... 0
5) LANDSCAPING	5) average ... 1	5) ~~good~~ ... 0
6) PHYSICAL CONDITION	6) exc ... 0	6) ~~good~~ ... 1
7) SANITARY CONDITION	7) exc ... 0	7) ~~good~~ ... 1
8) NEIGHBOURHOOD	8) exc ... 0	8) exc ... 0
9) NUISANCES	9) moderate ... 1	9) light ... 0
	TOTAL SCORE ... 3	TOTAL SCORE ... 4

59 Kingsway	878 Dorchester	6 Rankin Row
1) 60' ... 0	1) 50' ... 0	1) 78.5' ... 0
2) 1908 ... 2	2) 1911 ... 2	2) 1910 ... 2
3) single ... 0	3) single ... 0	3) single ... 0
4) 6/11 ... 0	4) 7/8 ... 0	4) 6/12 ... 0
5) average ... 1	5) average ... 1	5) average ... 1
6) ~~good~~ ... 1	6) ~~good~~ ... 1	6) ~~good~~ ... 1
7) ~~good~~ ... 1	7) ~~good~~ ... 1	7) ~~good~~ ... 1
8) exc ... 0	8) ~~good~~ ... 1	8) exc ... 0
9) light ... 0	9) moderate ... 1	9) light ... 0
TOTAL SCORE ... 5	TOTAL SCORE ... 7	TOTAL SCORE ... 5

REMARKS ... Mostly older dwellings - most of them well-maintained

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ... 8 ...

FACTORS CONSIDERED	909 Jessie	749 Mulvey
1) LOT SIZE	1) 34' ... 2	1) 25' ... 3
2) AGE OF BUILDING	2) 1912 ... 2	2) 1913 ... 2
3) LAND USE	3) single ... 0	3) single ... 2
4) OVERCROWDING	4) 7/8 ... 1	4) 4/6 ... 1
5) LANDSCAPING	5) fair ... 2	5) fair ... 2
6) PHYSICAL CONDITION	6) fair ... 2	6) fair ... 2
7) SANITARY CONDITION	7) fair ... 2	7) fair ... 2
8) NEIGHBOURHOOD	8) good ... 1	8) good ... 1
9) NUISANCES	9) moderate ... 1	9) light ... 0
	TOTAL SCORE ... 13	TOTAL SCORE ... 15

928 Flint	787 Lorette	769 Lorette
1) 32.45' ... 2	1) 40' ... 1	1) 37.5' ... 2
2) 1940 ... 1	2) 1946 ... 0	2) 1915 ... 2
3) single ... 0	3) single ... 0	3) single ... 0
4) 3/4 ... 1	4) 4/5 ... 1	4) 4/6 ... 1
5) average ... 1	5) fair ... 2	5) fair ... 2
6) good ... 1	6) fair ... 2	6) fair ... 2
7) good ... 1	7) fair ... 2	7) fair ... 2
8) exc. ... 0	8) good ... 1	8) fair ... 2
9) light ... 0	9) moderate ... 1	9) moderate ... 1
TOTAL SCORE ... 7	TOTAL SCORE ... 10	TOTAL SCORE ... 14

REMARKS. Some streets on southern part not paved. Also many old garages and dirty lots.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ... 9 ...

FACTORS CONSIDERED	987 Carter	785 Ebby
1) LOT SIZE	1) 41' 1	1) 25' 2
2) AGE OF BUILDING	2) 1949 0	2) 1933 1
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 7/5 2	4) 2/3 1
5) LANDSCAPING	5) fair 2	5) fair 2
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) fair 2	8) fair 2
9) NUISANCES	9) considerable 2	9) considerable 2
	TOTAL SCORE 13	TOTAL SCORE 15

750 Carter	682 Ebby	860 Hector
1) 45' 1	1) 41.75' 1	1) 50' 0
2) 1927 1	2) 1947 0	2) 1941 0
3) single 0	3) single 0	3) single 0
4) 4/5 2	4) 5/5 1	4) 1/4 0
5) fair 2	5) fair 2	5) good 0
6) fair 2	6) fair 2	6) good 1
7) fair 2	7) fair 2	7) good 1
8) fair 2	8) fair 2	8) fair 2
9) considerable 2	9) considerable 2	9) considerable 2
TOTAL SCORE 14	TOTAL SCORE 12	TOTAL SCORE 6

REMARKS Many wartime housing. Area south of Ebby undeveloped. Many dilapidated dwellings intermingled with RL and industry.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ... 10 ...

FACTORS CONSIDERED	1150 Hector Bay	1040 Hector
1) LOT SIZE	1) 50' ... 0	1) 52.5' ... 0
2) AGE OF BUILDING	2) 1957 ... 0	2) 1956 ... 0
3) LAND USE	3) single ... 0	3) single ... 0
4) OVERCROWDING	4) 4/5 ... 1	4) 4/5 ... 1
5) LANDSCAPING	5) fair ... 2	5) fair ... 2
6) PHYSICAL CONDITION	6) exc ... 0	6) exc ... 0
7) SANITARY CONDITION	7) exc ... 0	7) exc ... 0
8) NEIGHBOURHOOD	8) exc ... 0	8) exc ... 0
9) NUISANCES	9) light ... 0	9) moderate ... 1
	TOTAL SCORE ... 3	TOTAL SCORE ... 4

870 Cambridge	1020 Hector	544 Wilton Bay
1) 50.05' ... 0	1) 57.71' ... 0	1) 60' ... 0
2) 1947 ... 0	2) 1956 ... 0	2) 1956 ... 0
3) single ... 0	3) single ... 0	3) single ... 0
4) 5/5 ... 1	4) 2/5 ... 0	4) 4/5 ... 1
5) average ... 1	5) fair ... 2	5) fair ... 2
6) fair ... 2	6) good ... 1	6) exc ... 0
7) fair ... 2	7) good ... 1	7) exc ... 0
8) fair ... 2	8) good ... 1	8) exc ... 0
9) moderate ... 1	9) moderate ... 1	9) moderate ... 1
TOTAL SCORE ... 9	TOTAL SCORE ... 6	TOTAL SCORE ... 4

REMARKS. Majority of area undeveloped. Some dilapidated dwellings but scattered.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ... 11 ...

FACTORS CONSIDERED	1204 Flint	1051 Lorette
1) LOT SIZE	1) 43' ... 1	1) 42.55' ... 1
2) AGE OF BUILDING	2) 1950 ... 0	2) 1947 ... 0
3) LAND USE	3) single ... 0	3) single ... 0
4) OVERCROWDING	4) 4/4 ... 1	4) 4/5 ... 1
5) LANDSCAPING	5) average ... 1	5) fair ... 2
6) PHYSICAL CONDITION	6) good ... 1	6) fair ... 2
7) SANITARY CONDITION	7) good ... 1	7) fair ... 2
8) NEIGHBOURHOOD	8) exc ... 0	8) poor ... 3
9) NUISANCES	9) light ... 0	9) considerable 2
	TOTAL SCORE ... 5	TOTAL SCORE ... 13

956 Mulvey	1044 Grace	1119 Flint
1) 36' ... 2	1) 33' ... 2	1) 48' ... 1
2) 1949 ... 0	2) 1942 ... 0	2) 1952 ... 0
3) single ... 0	3) single ... 0	3) single ... 0
4) 3/5 ... 0	4) 4/4 ... 1	4) 5/5 ... 1
5) average ... 1	5) fair ... 2	5) fair ... 2
6) good ... 1	6) good ... 1	6) good ... 1
7) good ... 1	7) good ... 1	7) good ... 1
8) exc ... 0	8) exc ... 0	8) exc ... 0
9) light ... 0	9) light ... 0	9) light ... 0
TOTAL SCORE ... 5	TOTAL SCORE ... 7	TOTAL SCORE ... 6

REMARKS. Many warehouses housing - close to RR.
S. half Z. district - streets unpaved.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER...12...

FACTORS CONSIDERED	1186 McMillan	288 Yale
1) LOT SIZE	1) 42' ... 1	1) 54' ... 0
2) AGE OF BUILDING	2) 1945 ... 0	2) 1912 ... 2
3) LAND USE	3) single ... 0	3) single ... 0
4) OVERCROWDING	4) 3/6 ... 0	4) 2/10 ... 0
5) LANDSCAPING	5) average ... 1	5) good ... 0
6) PHYSICAL CONDITION	6) good ... 1	6) good ... 1
7) SANITARY CONDITION	7) good ... 1	7) good ... 1
8) NEIGHBOURHOOD	8) exc. ... 0	8) exc. ... 0
9) NUISANCES	9) light ... 0	9) light ... 0
	TOTAL SCORE ... 4	TOTAL SCORE ... 4

173 Yale	975 McMillan	1022 Dorchester
1) 50 ... 0	1) 34' ... 2	1) 40' ... 1
2) 1912 ... 2	2) 1912 ... 2	2) 1912 ... 2
3) single ... 0	3) single ... 0	3) single ... 0
4) 5/8 ... 0	4) 3/8 ... 0	4) 6/8 ... 1
5) average ... 1	5) average ... 1	5) average ... 1
6) fair ... 2	6) good ... 1	6) good ... 1
7) fair ... 2	7) good ... 1	7) good ... 1
8) exc. ... 0	8) exc. ... 0	8) exc. ... 0
9) light ... 0	9) light ... 0	9) light ... 0
TOTAL SCORE ... 7	TOTAL SCORE ... 7	TOTAL SCORE ... 7

REMARKS... Houses old but well-kept... Grammar traffic busy...

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 13

FACTORS CONSIDERED	1001 Wellington Cr.	189 Oak
1) LOT SIZE	1) 110' 0	1) 40' 1
2) AGE OF BUILDING	2) 1935 1	2) 1925 1
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 4/13 0	4) 2/6 0
5) LANDSCAPING	5) good 0	5) average 1
6) PHYSICAL CONDITION	6) good 1	6) good 1
7) SANITARY CONDITION	7) good 1	7) good 1
8) NEIGHBOURHOOD	8) exc. 0	8) exc. 0
9) NUISANCES	9) moderate 1	9) light 0
	TOTAL SCORE 4	TOTAL SCORE 5

210 Montrose	324 Oxford	351 Oak
1) 50' 0	1) 40' 1	1) 40' 0
2) 1941 0	2) 1922 1	2) 1932 1
3) single 0	3) single 0	3) single 0
4) 2/7 0	4) 2/7 0	4) 3/7 0
5) average 1	5) good 0	5) average 1
6) good 1	6) good 1	6) good 1
7) good 1	7) good 1	7) good 1
8) exc. 0	8) exc. 0	8) exc. 0
9) light 0	9) light 0	9) light 0
TOTAL SCORE 3	TOTAL SCORE 4	TOTAL SCORE 4

REMARKS. Houses and landscaping on Wellington Cr. excellent but traffic heavy. Majority of houses well-kept.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER...14...

FACTORS CONSIDERED	443 Oak	618 Oak
1) LOT SIZE	1) 40' 1	1) 43.87' 1
2) AGE OF BUILDING	2) 1942 0	2) 1957 0
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 4/7 0	4) 4/7 0
5) LANDSCAPING	5) good 0	5) average 1
6) PHYSICAL CONDITION	6) exc 0	6) exc 0
7) SANITARY CONDITION	7) good 1	7) exc 0
8) NEIGHBOURHOOD	8) exc 0	8) exc 0
9) NUISANCES	9) light 0	9) light 0
	TOTAL SCORE 2	TOTAL SCORE 2

576 Waverley	445 Waverley	526 Montrose
1) 50' 0	1) 40' 1	1) 50' 0
2) 1951 0	2) 1941 0	2) 1948 0
3) single 0	3) single 0	3) single 0
4) 3/6 0	4) 4/6 1	4) 4/4 1
5) average 1	5) average 1	5) average 1
6) exc 0	6) exc 0	6) good 1
7) exc 0	7) exc 0	7) good 1
8) exc 0	8) exc 0	8) exc 0
9) light 0	9) light 0	9) light 0
TOTAL SCORE 1	TOTAL SCORE 3	TOTAL SCORE 4

REMARKS. Neighbourhood good - adequate community & recreational facilities. E. end of area not too well-kept. Garydon busy.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ...15...

FACTORS CONSIDERED	658 Waverley	715 Oak
1) LOT SIZE	1) 50' 0	1) 50' 0
2) AGE OF BUILDING	2) 1957 0	2) 1956 0
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 3/5 0	4) 4/6 1
5) LANDSCAPING	5) average 1	5) average 1
6) PHYSICAL CONDITION	6) exc 0	6) exc 0
7) SANITARY CONDITION	7) exc 0	7) exc 0
8) NEIGHBOURHOOD	8) exc 0	8) exc 0
9) NUISANCES	9) light 0	9) light 0
	TOTAL SCORE 1	TOTAL SCORE 2

618 Oxford	732 Oak	667 Oak
1) 54' 0	1) 39.76' 2	1) 56' 0
2) 1953 0	2) 1953 0	2) 1954 0
3) single 0	3) single 0	3) single 0
4) 5/6 1	4) 4/6 1	4) 3/6 0
5) average 1	5) average 1	5) average 1
6) exc 0	6) exc 0	6) exc 0
7) exc 0	7) exc 0	7) exc 0
8) exc 0	8) exc 0	8) exc 0
9) light 0	9) light 0	9) light 0
TOTAL SCORE 2	TOTAL SCORE 4	TOTAL SCORE 1

REMARKS Section 5 of Grant sparsely developed & close to RR. Some dilapidated dwellings on Oak south of Mathers.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ...16...

FACTORS CONSIDERED	693 Niagara	630 Cardova
1) LOT SIZE	1) 55' ... 0	1) 50' ... 0
2) AGE OF BUILDING	2) 1952 ... 0	2) 1953 ... 0
3) LAND USE	3) single ... 0	3) single ... 0
4) OVERCROWDING	4) 3/5 ... 0	4) 6/9 ... 1
5) LANDSCAPING	5) average ... 1	5) good ... 0
6) PHYSICAL CONDITION	6) exc ... 0	6) exc ... 0
7) SANITARY CONDITION	7) exc ... 0	7) exc ... 0
8) NEIGHBOURHOOD	8) exc ... 0	8) exc ... 0
9) NUISANCES	9) light ... 0	9) light ... 0
	TOTAL SCORE ... 1	TOTAL SCORE ... 1

699 Burlbank	768 Burlbank	645 Lindsay
1) 50' ... 0	1) 45' ... 1	1) 45' ... 1
2) 1957 ... 0	2) 1955 ... 0	2) 1956 ... 0
3) single ... 0	3) single ... 0	3) single ... 0
4) 3/5 ... 0	4) 4/6 ... 1	4) 6/6 ... 1
5) average ... 1	5) fair ... 2	5) fair ... 2
6) exc ... 0	6) exc ... 0	6) exc ... 0
7) exc ... 0	7) exc ... 0	7) exc ... 0
8) exc ... 0	8) good ... 1	8) good ... 1
9) light ... 0	9) considerable 2	9) considerable 2
TOTAL SCORE ... 1	TOTAL SCORE ... 7	TOTAL SCORE ... 7

REMARKS ... W. end close to RR. Southern half sparsely developed. Many excellent homes south of Grant.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ...17...

FACTORS CONSIDERED	580 Burbank	420 Campbell
1) LOT SIZE	1) 50' ... 0	1) 38' ... 2
2) AGE OF BUILDING	2) 1953 ... 0	2) 1937 ... 1
3) LAND USE	3) single ... 0	3) single ... 0
4) OVERCROWDING	4) 5/6 ... 1	4) 3/6 ... 0
5) LANDSCAPING	5) average ... 1	5) good ... 0
6) PHYSICAL CONDITION	6) exc ... 0	6) good ... 1
7) SANITARY CONDITION	7) exc ... 0	7) good ... 1
8) NEIGHBOURHOOD	8) exc ... 0	8) exc ... 0
9) NUISANCES	9) moderate ... 1	9) light ... 0
	TOTAL SCORE ... 3	TOTAL SCORE ... 5

422 Niagara	586 Niagara	492 Brock
1) 40' ... 1	1) 43' ... 1	1) 42' ... 1
2) 1945 ... 0	2) 1957 ... 0	2) 1949 ... 0
3) single ... 0	3) single ... 0	3) single ... 0
4) 4/6 ... 1	4) 4/5 ... 1	4) 4/6 ... 1
5) average ... 1	5) average ... 1	5) average ... 1
6) exc ... 0	6) exc ... 0	6) exc ... 0
7) good ... 1	7) exc ... 0	7) exc ... 0
8) exc ... 0	8) exc ... 0	8) exc ... 0
9) light ... 0	9) light ... 0	9) moderate ... 1
TOTAL SCORE ... 4	TOTAL SCORE ... 3	TOTAL SCORE ... 4

REMARKS ... W. limit ... close to ... RR. ... Corydon ... traffic heavy ...

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER...18..

FACTORS CONSIDERED	337 Lindsay	190 Barbank
1) LOT SIZE	1) 40' ... 1	1) 40' ... 1
2) AGE OF BUILDING	2) 1949 ... 0	2) 1929 ... 1
3) LAND USE	3) single ... 0	3) single ... 0
4) OVERCROWDING	4) 3/4 ... 1	4) 4/6 ... 1
5) LANDSCAPING	5) average ... 1	5) average ... 1
6) PHYSICAL CONDITION	6) exc ... 0	6) good ... 1
7) SANITARY CONDITION	7) exc ... 0	7) good ... 1
8) NEIGHBOURHOOD	8) good ... 1	8) exc ... 0
9) NUISANCES	9) considerable 2	9) light ... 0
	TOTAL SCORE ... 6	TOTAL SCORE ... 6

1223 Wellington Cr.	94 Niagara	253 Niagara
1) 85.5' ... 0	1) 40' ... 1	1) 40' ... 1
2) 1949 ... 0	2) 1920 ... 2	2) 1923 ... 1
3) single ... 0	3) single ... 0	3) single ... 0
4) 4/11 ... 0	4) 3/7 ... 0	4) 2/8 ... 0
5) good ... 0	5) average ... 1	5) average ... 1
6) good ... 1	6) good ... 1	6) good ... 1
7) exc ... 0	7) good ... 1	7) good ... 1
8) exc ... 0	8) exc ... 0	8) exc ... 0
9) moderate ... 1	9) light ... 0	9) light ... 0
TOTAL SCORE ... 2	TOTAL SCORE ... 6	TOTAL SCORE ... 5

REMARKS. W. limit close to RR & transmission line. Home on Wellington Cr. excellent but traffic busy

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER...19..

FACTORS CONSIDERED	176. Lanark	148. Wellington Co.
1) LOT SIZE	1) 33' ... 2	1) 45.6' ... 1
2) AGE OF BUILDING	2) 1926 ... 1	2) 1940 ... 1
3) LAND USE	3) single ... 0	3) single ... 0
4) OVERCROWDING	4) 5/7 ... 1	4) 2/7 ... 0
5) LANDSCAPING	5) average ... 1	5) average ... 1
6) PHYSICAL CONDITION	6) good ... 1	6) good ... 1
7) SANITARY CONDITION	7) good ... 1	7) good ... 1
8) NEIGHBOURHOOD	8) exc. ... 0	8) exc. ... 0
9) NUISANCES	9) light ... 0	9) moderate ... 1
	TOTAL SCORE ... 7	TOTAL SCORE ... 6

294. Centennial	444. Centennial	290. Lanark
1) 25' ... 3	1) 45' ... 1	1) 41' ... 1
2) 1929 ... 1	2) 1948 ... 0	2) 1950 ... 0
3) single ... 0	3) single ... 0	3) single ... 0
4) 2/7 ... 0	4) 6/5 ... 2	4) 3/6 ... 0
5) average ... 1	5) average ... 1	5) average ... 1
6) good ... 1	6) good ... 1	6) good ... 1
7) good ... 1	7) good ... 1	7) good ... 1
8) good ... 1	8) good ... 1	8) exc. ... 0
9) moderate ... 1	9) moderate ... 1	9) light ... 0
TOTAL SCORE ... 9	TOTAL SCORE ... 8	TOTAL SCORE ... 4

REMARKS. W. end close to RR. Traffic heavy on Highway. Carydon & Wellington Co.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 20

FACTORS CONSIDERED	763 Renfrew	829 Beaverbrook
1) LOT SIZE	1) 45' 1	1) 60' 0
2) AGE OF BUILDING	2) 1957 0	2) 1955 0
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 5/5 1	4) 3/6 0
5) LANDSCAPING	5) fair 2	5) fair 2
6) PHYSICAL CONDITION	6) exc 0	6) exc 0
7) SANITARY CONDITION	7) exc 0	7) exc 0
8) NEIGHBOURHOOD	8) exc 0	8) exc 0
9) NUISANCES	9) light 0	9) moderate 1
	TOTAL SCORE 4	TOTAL SCORE 3

592 Centennial	559 Renfrew	642 Lanark
1) 50' 0	1) 44' 1	1) 50' 0
2) 1952 0	2) 1954 0	2) 1955 0
3) single 0	3) single 0	3) single 0
4) 2/4 0	4) 3/5 0	4) 4/5 1
5) average 1	5) average 1	5) fair 2
6) good 1	6) exc 0	6) exc 0
7) good 1	7) exc 0	7) exc 0
8) exc 0	8) exc 0	8) exc 0
9) moderate 1	9) moderate 1	9) light 0
TOTAL SCORE 4	TOTAL SCORE 3	TOTAL SCORE 3

REMARKS. District S. J. Matters hardly
business: T. & W. Fringe close to RR

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER..21...

FACTORS CONSIDERED	120 Assiniboine Dr.	372 Kensington
1) LOT SIZE	1) 100' ... 0	1) 40' ± ...
2) AGE OF BUILDING	2) 1944 ... 0	2) 1956 ... 0
3) LAND USE	3) single ... 0	3) single ... 0
4) OVERCROWDING	4) 7/7 ... 0	4) 4/6 ... 1
5) LANDSCAPING	5) good ... 0	5) fair ... 2
6) PHYSICAL CONDITION	6) exc ... 0	6) good ... 1
7) SANITARY CONDITION	7) exc ... 0	7) good ... 1
8) NEIGHBOURHOOD	8) exc ... 0	8) exc ... 0
9) NUISANCES	9) moderate ... 1	9) moderate ... 1
	TOTAL SCORE ... 1	TOTAL SCORE ... 7

108 Blanche	224 Algiers	185 Carpathia
1) 40' ± ... 1	1) 40' ± ... 1	1) 60' ... 0
2) 1956 ... 0	2) 1957 ... 0	2) 1950 ... 0
3) single ... 0	3) single ... 0	3) single ... 0
4) 7/6 ... 0	4) 4/6 ... 1	4) 7/6 ... 0
5) fair ... 2	5) fair ... 2	5) average ... 1
6) good ... 1	6) exc ... 0	6) good ... 1
7) good ... 1	7) exc ... 0	7) good ... 1
8) exc ... 0	8) exc ... 0	8) exc ... 0
9) light ... 0	9) light ... 1	9) light ... 0
TOTAL SCORE ... 5	TOTAL SCORE ... 5	TOTAL SCORE ... 3

REMARKS.. Hour. S. of Portage & W. of Kensington built for D.N.D. Over ½ of area occupied by barracks.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 22

FACTORS CONSIDERED	64. Roslyn Cr.	21. Roslyn Rd
1) LOT SIZE	1) 90' 0	1) 75 0
2) AGE OF BUILDING	2) 1951 0	2) 1905 2
3) LAND USE	3) single 0	3) multiple 3
4) OVERCROWDING	4) 2/6 0	4) 30/15 3
5) LANDSCAPING	5) good 0	5) fair 2
6) PHYSICAL CONDITION	6) exc. 0	6) fair 2
7) SANITARY CONDITION	7) exc. 0	7) fair 2
8) NEIGHBOURHOOD	8) exc. 0	8) good 1
9) NUISANCES	9) light 0	9) light 0
	TOTAL SCORE 0	TOTAL SCORE 15

308. Strathcona	604. Strathcona	116. Gerard
1) 49.5' 1	1) 49.5' 1	1) 33' 2
2) 1903 2	2) 1907 2	2) 1903 2
3) single 0	3) multiple 3	3) single 0
4) 2/F 0	4) 10/11 2	4) 2/8 0
5) fair 2	5) average 1	5) fair 2
6) fair 2	6) fair 2	6) fair 2
7) fair 2	7) fair 2	7) fair 2
8) good 1	8) good 1	8) good 1
9) moderate 1	9) moderate 1	9) moderate 1
TOTAL SCORE 11	TOTAL SCORE 15	TOTAL SCORE 12

REMARKS. Mixture of commerce, industry, shops, lodging, hospital. Street traffic heavy.

PPRAISAL INFORMATION SHEET USED FOR SURVEY

OLLING DIVISION NUMBER...23..

ACTORS CONSIDERED	..161..Mayfair	..257 Stradbrooke
LOT SIZE	1)..65'.....0..	1)...53'.....0..
AGE OF BUILDING	2)..1903.....2..	2)..1905.....2..
LAND USE	3)multiple...3..	3)single.....0..
OVERCROWDING	4)...12/14.....1..	4)...6/9.....1..
LANDSCAPING	5)average.....1..	5)average.....1..
PHYSICAL CONDITION	6)..fair.....2..	6)..fair.....2..
SANITARY CONDITION	7)..fair.....2..	7)..fair.....2..
NEIGHBOURHOOD	8)..fair.....2..	8)..poor.....3..
NUISANCES	9)considerable..2..	9)..heavy...3..
	TOTAL SCORE.....15.	TOTAL SCORE.....14.

115 Bell	193/195 River	39 Mayfair Pl.
50'.....0..	1)..30'.....2..	1)..33'.....2..
1911.....2..	2)..1908.....2..	2)1905.....2..
multiple...3..	3)multiple...3..	3)multiple...3..
8/6.....2..	4)...11/16.....1..	4)...11/10.....2..
fair.....2..	5)average.....1..	5)..fair.....2..
..fair.....2..	6)..fair.....2..	6)..fair.....2..
..fair.....2..	7)..fair.....2..	7)..fair.....2..
.poor.....3..	8)..fair.....2..	8)..fair.....2..
.heavy....3...	9)considerable..2..	9)considerable 2
TAL SCORE.....19..	TOTAL SCORE.....17.	TOTAL SCORE.....19.

MARKS. S. fringe near RR. and coal yards.... Donald St. S. and River Ave. heavy in traffic. Flood area.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER. 24

FACTORS CONSIDERED	394 Assiniboine Ave	59 Donald
1) LOT SIZE	1) 50' 0	1) 100' 0
2) AGE OF BUILDING	2) 1885 3	2) 1882 3
3) LAND USE	3) multiple 3	3) multiple 3
4) OVERCROWDING	4) 18/12 3	4) 13/12 2
5) LANDSCAPING	5) average 1	5) average 1
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) fair 2	8) fair 2
9) NUISANCES	9) considerable 2	9) considerable 2
	TOTAL SCORE 18	TOTAL SCORE 17

143 Hargrave	173 Donald	265 York
1) 33' 2	1) 50' 0	1) 40' 1
2) 1895 3	2) 1898 3	2) 1903 2
3) multiple 3	3) multiple 3	3) multiple 3
4) 11/11 1	4) 7/9 1	4) 5/10 0
5) fair 2	5) none 3	5) none 3
6) fair 2	6) poor 3	6) poor 3
7) fair 2	7) poor 3	7) poor 3
8) fair 2	8) poor 3	8) poor 3
9) considerable 2	9) very heavy 3	9) very heavy 3
TOTAL SCORE 19	TOTAL SCORE 22	TOTAL SCORE 21

REMARKS. District very old too close to commerce and traffic heavy. Many dilapidated dwellings in area.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 25

FACTORS CONSIDERED	23 Kennedy	252 Good
1) LOT SIZE	1) 50' 0	1) 66' 0
2) AGE OF BUILDING	2) 1912 2	2) 1904 2
3) LAND USE	3) multiple 3	3) multiple 3
4) OVERCROWDING	4) 11/15 1	4) 12/10 2
5) LANDSCAPING	5) average 1	5) fair 2
6) PHYSICAL CONDITION	6) good 1	6) fair 2
7) SANITARY CONDITION	7) good 1	7) fair 2
8) NEIGHBOURHOOD	8) good 1	8) fair 2
9) NUISANCES	9) light 0	9) considerable 2
	TOTAL SCORE 10	TOTAL SCORE 17

176/178 Carlton	162 Kennedy	82 Balmoral Pl
1) 50' 0	1) 50' 0	1) 50' 0
2) 1907 2	2) 1882 3	2) 1904 2
3) multiple 3	3) multiple 3	3) multiple 3
4) 21/20 2	4) 6/13 0	4) 12/11 2
5) none 3	5) average 1	5) fair 2
6) fair 2	6) fair 2	6) fair 2
7) fair 2	7) fair 2	7) fair 2
8) poor 3	8) fair 2	8) good 1
9) very heavy 3	9) considerable 2	9) light 0
TOTAL SCORE 20	TOTAL SCORE 15	TOTAL SCORE 14

REMARKS No port too close to commercial area. Some good homes near River - very quiet.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER. 26

FACTORS CONSIDERED	240 Young	257 Maryland
1) LOT SIZE	1) 33' 2	1) 49.45' 1
2) AGE OF BUILDING	2) 1902 2	2) 1904 2
3) LAND USE	3) single 0	3) multiple 3
4) OVERCROWDING	4) 5/8 0	4) 10/14 1
5) LANDSCAPING	5) fair 2	5) fair 2
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) fair 2	8) fair 2
9) NUISANCES	9) moderate 1	9) considerable 2
	TOTAL SCORE 13	TOTAL SCORE 17

	781 Broadway	35 Jarvette	200 Furby
1)	42' 1	1) 34' 2	1) 33' 2
2)	1905 2	2) 1910 2	2) 1896 3
3)	multiple 3	3) single 0	3) multiple 3
4)	8/11 1	4) 5/6 1	4) 9/10 1
5)	fair 2	5) fair 2	5) fair 2
6)	good 1	6) good 1	6) fair 2
7)	good 1	7) good 1	7) fair 2
8)	good 1	8) good 1	8) fair 2
9)	moderate 1	9) light 0	9) moderate 1
TOTAL SCORE	13	10	18

REMARKS. Traffic on Broadway heavy. East half very crowded. street narrow

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 27

FACTORS CONSIDERED	142 Langside	90 East Gate
1) LOT SIZE	1) 37.39' 2	1) 167 0
2) AGE OF BUILDING	2) 1895 3	2) 1909 2
3) LAND USE	3) multiple 3	3) multiple 3
4) OVERCROWDING	4) 8/11 1	4) 7/15 0
5) LANDSCAPING	5) average 1	5) average 1
6) PHYSICAL CONDITION	6) fair 2	6) good 1
7) SANITARY CONDITION	7) fair 2	7) good 1
8) NEIGHBOURHOOD	8) fair 2	8) exc 0
9) NUISANCES	9) moderate 1	9) light 0
	TOTAL SCORE 17	TOTAL SCORE 7

50 West Gate	751 Westminster	810 Waverley
1) 66' 0	1) 37.5' 2	1) 58' 0
2) 1930 1	2) 1911 2	2) 1911 2
3) single 0	3) single 0	3) single 0
4) 2/5 0	4) 2/5 0	4) 2/5 0
5) good 0	5) fair 2	5) good 0
6) exc 0	6) fair 2	6) good 1
7) exc 0	7) fair 2	7) good 1
8) exc 0	8) good 1	8) exc 0
9) light 0	9) considerable 2	9) moderate 1
TOTAL SCORE 1	TOTAL SCORE 13	TOTAL SCORE 5

REMARKS East Gate, Middle Gate & West Gate — many old & new homes but generally good quality.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 28

FACTORS CONSIDERED	896 Palmerston	127 Evanson
1) LOT SIZE	1) 35' 2	1) 31.25' 2
2) AGE OF BUILDING	2) 1913 2	2) 1910 2
3) LAND USE	3) multiple 3	3) single 0
4) OVERCROWDING	4) 9/8 2	4) 3/6 0
5) LANDSCAPING	5) fair 2	5) fair 2
6) PHYSICAL CONDITION	6) good 1	6) fair 2
7) SANITARY CONDITION	7) good 1	7) fair 2
8) NEIGHBOURHOOD	8) exc 0	8) good 1
9) NUISANCES	9) light 0	9) light 0
	TOTAL SCORE 13	TOTAL SCORE 11

	954 Palmerston	63 Sherbourne	229 Aubrey
1)	49.4' 1	1) 33' 2	1) 33' 2
2)	1931 1	2) 1927 1	2) 1913 2
3)	single 0	3) single 0	3) single 0
4)	3/8 0	4) 3/6 0	4) 5/9 0
5)	good 0	5) average 1	5) fair 2
6)	good 1	6) good 1	6) fair 2
7)	good 1	7) good 1	7) fair 2
8)	exc 0	8) exc 0	8) exc 0
9)	light 0	9) light 0	9) light 0
TOTAL SCORE	4	TOTAL SCORE 6	TOTAL SCORE 10

REMARKS. Many fine homes on Palmerston - Walsley busy

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ..29..

FACTORS CONSIDERED	311 Aubrey	877 Preston
1) LOT SIZE	1) 33' 2	1) 21.3' 3
2) AGE OF BUILDING	2) 1909 2	2) 1903 2
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 4/6 1	4) 2/5 0
5) LANDSCAPING	5) fair 2	5) poor 3
6) PHYSICAL CONDITION	6) good 1	6) fair 2
7) SANITARY CONDITION	7) good 1	7) fair 2
8) NEIGHBOURHOOD	8) good 1	8) fair 2
9) NUISANCES	9) moderate 1	9) moderate 1
	TOTAL SCORE 11	TOTAL SCORE 15

131 Home	156 Canada	35 St. James Pl.
1) 33' 2	1) 40' 1	1) 42.5' 1
2) 1911 2	2) 1913 2	2) 1905 2
3) single 0	3) single 0	3) multiple 3
4) 4/9 0	4) 7/9 0	4) 7/10 1
5) fair 2	5) fair 2	5) average 1
6) good 1	6) good 1	6) good 1
7) good 1	7) good 1	7) good 1
8) good 1	8) good 1	8) good 1
9) light 0	9) light 0	9) light 0
TOTAL SCORE 9	TOTAL SCORE 8	TOTAL SCORE 11

REMARKS. Average houses. Northern section close to Portage Avenue & commercial

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER...30...

FACTORS CONSIDERED	426 Dominion	511 Raglan Rd.
1) LOT SIZE	1) 40' 1	1) 50' 0
2) AGE OF BUILDING	2) 1931 1	2) 1911 2
3) LAND USE	3) single 0	3) multiple 3
4) OVERCROWDING	4) 2/6 0	4) 6/8 1
5) LANDSCAPING	5) average 1	5) fair 2
6) PHYSICAL CONDITION	6) good 1	6) good 1
7) SANITARY CONDITION	7) good 1	7) good 1
8) NEIGHBOURHOOD	8) exc 0	8) good 1
9) NUISANCES	9) light 0	9) light 0
	TOTAL SCORE 5	TOTAL SCORE 11

529 Tilper	210 Wolseley	507 Sprague
1) 25' 3	1) 44' 1	1) 33' 2
2) 1912 2	2) 1910 2	2) 1924 1
3) single 0	3) single 0	3) single 0
4) 2/6 0	4) 4/9 0	4) 2/6 0
5) none 3	5) average 1	5) average 1
6) fair 2	6) exc 0	6) good 1
7) fair 2	7) exc 0	7) good 1
8) good 1	8) exc 0	8) exc 0
9) light 0	9) light 0	9) light 0
TOTAL SCORE 13	TOTAL SCORE 4	TOTAL SCORE 6

REMARKS... Moderate home - close to Portage Avenue.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 31

FACTORS CONSIDERED	640 Strathcona	807 Valour
1) LOT SIZE	1) 50' 0	1) 43' 1
2) AGE OF BUILDING	2) 1905 2	2) 1926 1
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 5/10 0	4) 3/5 0
5) LANDSCAPING	5) average 1	5) average 1
6) PHYSICAL CONDITION	6) good 1	6) good 1
7) SANITARY CONDITION	7) good 1	7) good 1
8) NEIGHBOURHOOD	8) good 1	8) good 1
9) NUISANCES	9) moderate 1	9) light 0
	TOTAL SCORE 7	TOTAL SCORE 6

626 Spruce	705 Clifton	933 Spruce
1) 38' 2	1) 31.5' 2	1) 35' 2
2) 1928 1	2) 1930 1	2) 1941 0
3) single 0	3) single 0	3) single 0
4) 3/6 0	4) 3/5 0	4) 3/4 1
5) average 1	5) average 1	5) average 1
6) good 1	6) good 1	6) exc 0
7) good 1	7) good 1	7) exc 0
8) good 1	8) good 1	8) exc 0
9) light 0	9) moderate 1	9) light 0
TOTAL SCORE 7	TOTAL SCORE 8	TOTAL SCORE 4

REMARKS What half near RR — unattended

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 32

FACTORS CONSIDERED	987 Clifton	1110 Jolbura
1) LOT SIZE	1) 41' 1	1) 33' 2
2) AGE OF BUILDING	2) 1946 0	2) 1942 0
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 5/4 2	4) 4/4 1
5) LANDSCAPING	5) average 1	5) average 1
6) PHYSICAL CONDITION	6) exc 0	6) exc 0
7) SANITARY CONDITION	7) exc 0	7) exc 0
8) NEIGHBOURHOOD	8) exc 0	8) exc 0
9) NUISANCES	9) moderate 1	9) light 0
	TOTAL SCORE 5	TOTAL SCORE 4

1218 Spruce	1218 Clifton	1320 Valour
1) 42.5' 1	1) 40' 1	1) 50' 0
2) 1953 0	2) 1955 0	2) 1957 0
3) single 0	3) single 0	3) single 0
4) 2/4 0	4) 2/5 0	4) 5/5 1
5) average 1	5) average 1	5) average 1
6) exc 0	6) exc 0	6) exc 0
7) exc 0	7) exc 0	7) exc 0
8) exc 0	8) good 1	8) good 1
9) light 0	9) moderate 1	9) moderate 1
TOTAL SCORE 2	TOTAL SCORE 4	TOTAL SCORE 4

REMARKS Over half zone industrial. E. & W. fringe close to RR

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER...33...

FACTORS CONSIDERED	1650 Alexandria	292 Milton
1) LOT SIZE	1) 25' ... 3	1) 26.4' ... 3
2) AGE OF BUILDING	2) 1913 ... 2	2) 1899 ... 3
3) LAND USE	3) single ... 0	3) single ... 0
4) OVERCROWDING	4) 5/6 ... 1	4) 6/7 ... 1
5) LANDSCAPING	5) fair ... 2	5) fair ... 2
6) PHYSICAL CONDITION	6) fair ... 2	6) fair ... 2
7) SANITARY CONDITION	7) fair ... 2	7) fair ... 2
8) NEIGHBOURHOOD	8) fair ... 2	8) fair ... 2
9) NUISANCES	9) considerable 2	9) considerable 2
	TOTAL SCORE ... 16	TOTAL SCORE ... 17

1452 Rose	1413 McDermot	1601 William
1) 25' ... 3	1) 44' ... 1	1) 25' ... 3
2) 1911 ... 2	2) 1947 ... 0	2) 1912 ... 2
3) single ... 0	3) single ... 0	3) single ... 0
4) 5/6 ... 1	4) 3/5 ... 0	4) 6/5 ... 2
5) fair ... 2	5) average ... 1	5) fair ... 2
6) fair ... 2	6) good ... 1	6) fair ... 2
7) fair ... 2	7) good ... 1	7) fair ... 2
8) good ... 1	8) good ... 1	8) good ... 1
9) moderate ... 1	9) moderate ... 1	9) moderate ... 1
TOTAL SCORE ... 14	TOTAL SCORE ... 6	TOTAL SCORE ... 15

REMARKS... W. J. Notre Dame all barracks & industry. Some wartime housing!

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER...34...

FACTORS CONSIDERED	2257 Gallagher	1245 Alexander
1) LOT SIZE	1) 25 3	1) 25.45 3
2) AGE OF BUILDING	2) 1894 3	2) 1910 2
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 3/5 0	4) 4/6 1
5) LANDSCAPING	5) fair 2	5) none 3
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) fair 2	8) fair 2
9) NUISANCES	9) moderate 1	9) moderate 1
	TOTAL SCORE 15	TOTAL SCORE 16

2153 Gallagher	1290 Logan	1140 Alexander
1) 25' 3	1) 38.15 2	1) 45' 1
2) 1918 2	2) 1945 0	2) 1945 0
3) single 0	3) single 0	3) single 0
4) 4/7 0	4) 3/5 1	4) 3/5 1
5) fair 2	5) fair 2	5) average 1
6) fair 2	6) fair 2	6) fair 2
7) fair 2	7) fair 2	7) fair 2
8) fair 2	8) fair 2	8) fair 2
9) considerable 2	9) considerable 2	9) considerable 2
TOTAL SCORE 15	TOTAL SCORE 13	TOTAL SCORE 11

REMARKS. Many industries & RR. South of Alexander open field. Many warehouse housing.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 35

FACTORS CONSIDERED	1166 Ingersoll	1054 Sherbourne
1) LOT SIZE	1) 25' 3	1) 25' 3
2) AGE OF BUILDING	2) 1912 2	2) 1914 2
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 3/6 0	4) 5/6 1
5) LANDSCAPING	5) fair 2	5) none 3
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) good 1	8) fair 2
9) NUISANCES	9) moderate 1	9) moderate 1
	TOTAL SCORE 13	TOTAL SCORE 16

1232 Dominion	1242 Downing	1160 Downing
1) 33' 2	1) 33' 2	1) 33.32' 2
2) 1941 0	2) 1905 2	2) 1946 0
3) single 0	3) single 0	3) single 0
4) 4/4 1	4) 4/4 1	4) 2/4 0
5) average 1	5) fair 2	5) average 1
6) good 1	6) fair 2	6) exc 0
7) exc 0	7) fair 2	7) exc 0
8) exc 0	8) good 1	8) exc 0
9) light 0	9) moderate 1	9) light 0
TOTAL SCORE 5	TOTAL SCORE 13	TOTAL SCORE 3

REMARKS North end industrial district

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 36

FACTORS CONSIDERED	1133 Dominion	894 Sherbourne
1) LOT SIZE	1) 33.32' 2	1) 34' 2
2) AGE OF BUILDING	2) 1927 1	2) 1940 1
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 4/5 1	4) 4/6 1
5) LANDSCAPING	5) average 1	5) average 1
6) PHYSICAL CONDITION	6) good 1	6) good 1
7) SANITARY CONDITION	7) good 1	7) good 1
8) NEIGHBOURHOOD	8) good 1	8) good 1
9) NUISANCES	9) light 0	9) light 0
	TOTAL SCORE 8	TOTAL SCORE 8

1031 Downing	861 Goulding	782 Goulding
1) 33.61' 2	1) 40' 1	1) 40' 1
2) 1941 0	2) 1945 0	2) 1946 1
3) single 0	3) single 0	3) single 0
4) 4/5 0	4) 4/6 1	4) 2/4 0
5) average 1	5) average 1	5) average 1
6) good 1	6) good 1	6) good 1
7) good 1	7) good 1	7) good 1
8) exc 0	8) good 1	8) exc 0
9) light 0	9) moderate 1	9) moderate 1
TOTAL SCORE 5	TOTAL SCORE 7	TOTAL SCORE 6

REMARKS W. fringe close to RR

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 37

FACTORS CONSIDERED	737 Goulding	624 Pinto
1) LOT SIZE	1) 33' 2	1) 33' 2
2) AGE OF BUILDING	2) 1929 1	2) 1931 1
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 4/5 1	4) 3/5 0
5) LANDSCAPING	5) fair 2	5) fair 2
6) PHYSICAL CONDITION	6) good 1	6) fair 2
7) SANITARY CONDITION	7) good 1	7) fair 2
8) NEIGHBOURHOOD	8) good 1	8) good 1
9) NUISANCES	9) moderate 1	9) moderate 1
	TOTAL SCORE 10	TOTAL SCORE 11

517 Sherburn	777 Dominion	683 Garfield
1) 30' 1	1) 57' 0	1) 25' 3
2) 1914 2	2) 1948 0	2) 1914 2
3) single 0	3) single 0	3) single 0
4) 6/4 1	4) 5/4 2	4) 3/6 0
5) fair 2	5) average 1	5) fair 2
6) fair 2	6) good 1	6) fair 2
7) fair 2	7) good 1	7) fair 2
8) fair 2	8) exc. 0	8) good 1
9) moderate 1	9) light 0	9) light 0
TOTAL SCORE 13	TOTAL SCORE 5	TOTAL SCORE 12

REMARKS Portage Avenue busy: South half of district older homes

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 38

FACTORS CONSIDERED	264 Beverley	339 Arlington
1) LOT SIZE	1) 25' 3	1) 25' 3
2) AGE OF BUILDING	2) 1906 2	2) 1930 1
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 4/6 1	4) 2/5 0
5) LANDSCAPING	5) fair 2	5) average 1
6) PHYSICAL CONDITION	6) fair 2	6) good 1
7) SANITARY CONDITION	7) fair 2	7) good 1
8) NEIGHBOURHOOD	8) fair 2	8) good 1
9) NUISANCES	9) moderate 1	9) considerable
	TOTAL SCORE 15	TOTAL SCORE 10

376 Banning	565 Banning	742 Garfield
1) 25' 3	1) 25' 3	1) 34' 2
2) 1911 2	2) 1912 2	2) 1940 1
3) multiple 3	3) multiple 3	3) single 0
4) 10/7 2	4) 8/6 2	4) 4/4 1
5) fair 2	5) fair 2	5) average 1
6) fair 2	6) fair 2	6) good 1
7) fair 2	7) fair 2	7) good 1
8) fair 2	8) fair 2	8) good 1
9) light 0	9) light 0	9) light 0
TOTAL SCORE 18	TOTAL SCORE 18	TOTAL SCORE 8

REMARKS Houses on W. fringe newer & well-kept - could use some landscaping. E-houses crowded together & in bad condition

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 39

FACTORS CONSIDERED	571 Lipton	602 Arlington
1) LOT SIZE	1) 25' 3	1) 25' 3
2) AGE OF BUILDING	2) 1894 3	2) 1922 1
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 3/7 0	4) 2/5 0
5) LANDSCAPING	5) fair 2	5) average 1
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) good 1	8) fair 2
9) NUISANCES	9) light 0	9) considerable 2
	TOTAL SCORE 13	TOTAL SCORE 13

464 Home	416 Beverly	541 Simcoe
1) 25' 3	1) 25' 3	1) 25' 3
2) 1909 2	2) 1907 2	2) 1927 1
3) single 0	3) multiple 3	3) single 0
4) 4/6 1	4) 9/7 2	4) 3/6 0
5) fair 2	5) fair 2	5) fair 2
6) fair 2	6) fair 2	6) fair 2
7) fair 2	7) fair 2	7) fair 2
8) good 1	8) good 1	8) good 1
9) light 0	9) light 0	9) light 0
TOTAL SCORE 13	TOTAL SCORE 17	TOTAL SCORE 11

REMARKS Arlington traffic heavy. Some new homes but mostly old, crowded and not maintained

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ... 40 ...

FACTORS CONSIDERED	777 Arlington	724 Lipton
1) LOT SIZE	1) 35' ... 2	1) 25' ... 3
2) AGE OF BUILDING	2) 1942 ... 0	2) 1911 ... 2
3) LAND USE	3) single ... 0	3) single ... 0
4) OVERCROWDING	4) 4/4 ... 1	4) 3/6 ... 0
5) LANDSCAPING	5) fair ... 2	5) fair ... 2
6) PHYSICAL CONDITION	6) fair ... 2	6) fair ... 2
7) SANITARY CONDITION	7) fair ... 2	7) fair ... 2
8) NEIGHBOURHOOD	8) good ... 1	8) good ... 1
9) NUISANCES	9) considerable 2	9) light ... 0
	TOTAL SCORE ... 12	TOTAL SCORE ... 12

731 Alverstone	795 Alverstone	910 Banning
1) 25' ... 3	1) 50' ... 0	1) 33' ... 2
2) 1912 ... 2	2) 1948 ... 0	2) 1915 ... 2
3) single ... 0	3) single ... 0	3) single ... 0
4) 3/5 ... 0	4) 4/7 ... 0	4) 5/8 ... 1
5) fair ... 2	5) average ... 1	5) fair ... 2
6) fair ... 2	6) exc ... 0	6) fair ... 2
7) fair ... 2	7) exc ... 0	7) fair ... 2
8) good ... 1	8) good ... 1	8) good ... 1
9) moderate ... 1	9) light ... 0	9) light ... 0
TOTAL SCORE ... 13	TOTAL SCORE ... 2	TOTAL SCORE ... 12

REMARKS ... Arlington & Water Dome busy ...
... Mostly older dwellings; some new.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ...41...

FACTORS CONSIDERED	941 Beaverbrae	845 Winnipeg
1) LOT SIZE	1) 42' 1	1) 33' 2
2) AGE OF BUILDING	2) 1948 0	2) 1947 0
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 6/6 1	4) 6/5 2
5) LANDSCAPING	5) average 1	5) average 1
6) PHYSICAL CONDITION	6) exc 0	6) exc 0
7) SANITARY CONDITION	7) exc 0	7) exc 0
8) NEIGHBOURHOOD	8) exc 0	8) good 1
9) NUISANCES	9) moderate 1	9) light 0
	TOTAL SCORE 4	TOTAL SCORE 6

670 McDermot	771 William	689 Elgin
1) 25' 3	1) 49.5' 1	1) 27.5' 3
2) 1905 2	2) 1903 2	2) 1905 2
3) single 0	3) single 0	3) single 0
4) 3/6 0	4) 6/4 1	4) 4/8 0
5) average 1	5) none 3	5) none 3
6) fair 2	6) poor 3	6) poor 3
7) fair 2	7) poor 3	7) poor 3
8) fair 2	8) poor 3	8) poor 3
9) moderate 1	9) heavy 3	9) heavy 3
TOTAL SCORE 13	TOTAL SCORE 19	TOTAL SCORE 20

REMARKS ...W. end favorable although close to industry. E. district old & crowded.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER..42..

FACTORS CONSIDERED	773 Alexander	255 Dorothy
1) LOT SIZE	1) 25' ... 3	1) 25' ... 3
2) AGE OF BUILDING	2) 1909 ... 2	2) 1907 ... 2
3) LAND USE	3) multiple ... 3	3) multiple ... 3
4) OVERCROWDING	4) 7/5 ... 2	4) 5/10 ... 1
5) LANDSCAPING	5) none ... 3	5) none ... 3
6) PHYSICAL CONDITION	6) poor ... 3	6) poor ... 3
7) SANITARY CONDITION	7) poor ... 3	7) poor ... 3
8) NEIGHBOURHOOD	8) poor ... 3	8) poor ... 3
9) NUISANCES	9) considerable ... 2	9) heavy ... 3
	TOTAL SCORE ... 24	TOTAL SCORE ... 24

935 Pacific	1057 Logan	722 Henry
1) 24' ... 3	1) 106' ... 0	1) 16.6' ... 3
2) 1907 ... 2	2) 1904 ... 2	2) 1910 ... 2
3) single ... 0	3) multiple ... 3	3) multiple ... 3
4) 5/5 ... 1	4) 6/7 ... 1	4) 9/7 ... 2
5) none ... 3	5) fair ... 2	5) none ... 3
6) poor ... 3	6) fair ... 2	6) poor ... 3
7) poor ... 3	7) fair ... 2	7) poor ... 3
8) poor ... 3	8) poor ... 3	8) poor ... 3
9) heavy ... 3	9) heavy ... 3	9) heavy ... 3
TOTAL SCORE ... 21	TOTAL SCORE ... 18	TOTAL SCORE ... 25

REMARKS... Area unfit for habitation ... Most of houses dilapidated. 2 bear on industry, commercial.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 43

FACTORS CONSIDERED	655 Maryland	694 Agnes
1) LOT SIZE	1) 34 2	1) 27' 3
2) AGE OF BUILDING	2) 1907 2	2) 1907 2
3) LAND USE	3) multiple 3	3) single 0
4) OVERCROWDING	4) 9/12 1	4) 6/5 2
5) LANDSCAPING	5) fair 2	5) fair 2
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) fair 2	8) fair 2
9) NUISANCES	9) considerable 2	9) moderate 1
	TOTAL SCORE 18	TOTAL SCORE 16

611 Beverley	700 Duncan	796 Victor
1) 33' 2	1) 26' 3	1) 25' 3
2) 1905 2	2) 1905 2	2) 1905 2
3) single 0	3) single 0	3) single 0
4) 5/5 1	4) 5/5 1	4) 4/7 1
5) none 3	5) fair 2	5) fair 2
6) poor 3	6) fair 2	6) fair 2
7) poor 3	7) fair 2	7) fair 2
8) poor 3	8) fair 2	8) fair 2
9) moderate 1	9) moderate 1	9) considerable 2
TOTAL SCORE 18	TOTAL SCORE 15	TOTAL SCORE 16

REMARKS Dwellings old & not too well-maintained. Traffic heavy all around.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER...44...

FACTORS CONSIDERED	579 Victor	390 Victor
1) LOT SIZE	1) 25' 3	1) 25' 3
2) AGE OF BUILDING	2) 1907 2	2) 1907 2
3) LAND USE	3) single 0	3) 2-family 1
4) OVERCROWDING	4) 3/7 0	4) 6/8 1
5) LANDSCAPING	5) fair 2	5) fair 2
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) fair 2	8) fair 2
9) NUISANCES	9) moderate 1	9) moderate 1
	TOTAL SCORE 14	TOTAL SCORE 16

425 Agnes	577 Farley	529 Maryland
1) 33' 2	1) 25' 3	1) 29.7' 3
2) 1905 2	2) 1907 2	2) 1905 2
3) single 0	3) multiple 3	3) single 0
4) 2/6 0	4) 9/11 1	4) 3/7 1
5) fair 2	5) fair 2	5) fair 2
6) fair 2	6) fair 2	6) fair 2
7) fair 2	7) fair 2	7) fair 2
8) fair 2	8) fair 2	8) fair 2
9) moderate 1	9) moderate 1	9) considerable 2
TOTAL SCORE 13	TOTAL SCORE 18	TOTAL SCORE 16

REMARKS..Houses old, lots small, traffic heavy..

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER...45.

FACTORS CONSIDERED	363 Maryland	307 Victor
1) LOT SIZE	1) 40' 1	1) 25' 3
2) AGE OF BUILDING	2) 1895 3	2) 1905 2
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 6/5 1	4) 5/5 1
5) LANDSCAPING	5) fair 2	5) none 3
6) PHYSICAL CONDITION	6) fair 2	6) poor 3
7) SANITARY CONDITION	7) fair 2	7) poor 3
8) NEIGHBOURHOOD	8) fair 2	8) fair 2
9) NUISANCES	9) considerable 2	9) considerable 2
	TOTAL SCORE 15	TOTAL SCORE 19

322 Toronto	377 Langdon	455 Furby
1) 28.75' 3	1) 52.5' 0	1) 30' 2
2) 1905 2	2) 1903 2	2) 1905 2
3) single 0	3) single 0	3) multiple 3
4) 2/5 0	4) 5/6 1	4) 8/9 1
5) fair 2	5) fair 2	5) fair 2
6) fair 2	6) fair 2	6) fair 2
7) fair 2	7) fair 2	7) poor 3
8) fair 2	8) fair 2	8) fair 2
9) moderate 1	9) moderate 1	9) moderate 1
TOTAL SCORE 14	TOTAL SCORE 12	TOTAL SCORE 15

REMARKS... Lots small, dwellings old & not maintained.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 46

FACTORS CONSIDERED	576 Young	377 Balmoral
1) LOT SIZE	1) 33' 2	1) 71' 0
2) AGE OF BUILDING	2) 1893 3	2) 1905 2
3) LAND USE	3) single 0	3) multiple 3
4) OVERCROWDING	4) 4/7 0	4) 11/9 2
5) LANDSCAPING	5) fair 2	5) fair 2
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) fair 2	8) poor 3
9) NUISANCES	9) moderate 1	9) considerable 2
	TOTAL SCORE 14	TOTAL SCORE 18

414 Spence	333 Vaughn	355 Carlton
1) 50' 0	1) 19' 3	1) 19' 3
2) 1905 2	2) 1905 2	2) 1905 2
3) multiple 3	3) multiple 3	3) multiple 3
4) 7/10 1	4) 12/10 2	4) 6/8 1
5) fair 2	5) none 3	5) none 3
6) poor 3	6) poor 3	6) poor 3
7) poor 3	7) poor 3	7) poor 3
8) fair 2	8) poor 3	8) poor 3
9) considerable 2	9) heavy 3	9) considerable 2
TOTAL SCORE 18	TOTAL SCORE 25	TOTAL SCORE 23

REMARKS. Area - heavy traffic, close to downtown. Most dwelling - multiple use

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 47

FACTORS CONSIDERED	577 Young		692 Purby	
1) LOT SIZE	1) 50'	0	1) 25'	3
2) AGE OF BUILDING	2) 1893	3	2) 1905	2
3) LAND USE	3) single	0	3) multiple	3
4) OVERCROWDING	4) 4/5	1	4) 9/9	1
5) LANDSCAPING	5) average	1	5) fair	2
6) PHYSICAL CONDITION	6) fair	2	6) fair	2
7) SANITARY CONDITION	7) fair	2	7) fair	2
8) NEIGHBOURHOOD	8) fair	2	8) fair	2
9) NUISANCES	9) moderate	1	9) moderate	1
	TOTAL SCORE	12	TOTAL SCORE	18

597 McDermot		117 June		590 Rose	
1) 45.5'	1	1) 33'	2	1) 25.49'	3
2) 1905	2	2) 1903	2	2) 1882	3
3) single	0	3) single	0	3) single	0
4) 6/6	1	4) 5/7	1	4) 6/4	3
5) fair	2	5) none	3	5) none	3
6) fair	2	6) fair	2	6) poor	3
7) fair	2	7) fair	2	7) poor	3
8) fair	2	8) fair	2	8) poor	3
9) considerable	2	9) considerable	2	9) heavy	3
TOTAL SCORE	14	TOTAL SCORE	16	TOTAL SCORE	24

REMARKS Manufacturing, heavy traffic on Isabel & William. Houses not maintained.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER. 48

FACTORS CONSIDERED	526 Alexander	303 Gwendoline
1) LOT SIZE	1) 33.4' 2	1) 50' 0
2) AGE OF BUILDING	2) 1882 3	2) 1899 3
3) LAND USE	3) 2 family 1	3) single 0
4) OVERCROWDING	4) 7/5 2	4) 5/6 1
5) LANDSCAPING	5) none 3	5) none 3
6) PHYSICAL CONDITION	6) poor 3	6) poor 3
7) SANITARY CONDITION	7) poor 3	7) poor 3
8) NEIGHBOURHOOD	8) poor 3	8) poor 3
9) NUISANCES	9) heavy 3	9) heavy 3
	TOTAL SCORE 23	TOTAL SCORE 19

497 Henry	255 Ellen	300/304 Stanley
1) 25' 3	1) 22' 3	1) 53.5' 0
2) 1900 2	2) 1888 3	2) 1894 3
3) multiple 3	3) 2 family 1	3) multiple 3
4) 7/8 1	4) 12/5 3	4) 7/14 0
5) none 3	5) none 3	5) none 3
6) poor 3	6) poor 3	6) poor 3
7) poor 3	7) poor 3	7) poor 3
8) poor 3	8) poor 3	8) poor 3
9) heavy 3	9) heavy 3	9) heavy 3
TOTAL SCORE 24	TOTAL SCORE 25	TOTAL SCORE 21

REMARKS... R.R. yards, manufacturing
Area unfit for habitation

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER...49...

FACTORS CONSIDERED	387/389 Pacific	354 Elgin
1) LOT SIZE	1) 47' 1	1) 25' 3
2) AGE OF BUILDING	2) 1882 3	2) 1892 3
3) LAND USE	3) multiple 3	3) multiple 3
4) OVERCROWDING	4) 11/13 1	4) 13/10 2
5) LANDSCAPING	5) none 3	5) none 3
6) PHYSICAL CONDITION	6) poor 3	6) fair 2
7) SANITARY CONDITION	7) poor 3	7) poor 3
8) NEIGHBOURHOOD	8) poor 3	8) poor 3
9) NUISANCES	9) heavy 3	9) heavy 3
	TOTAL SCORE 23	TOTAL SCORE 25

	449 William	458 McDermot	411 Cumberland
1)	49.5' 1	46' 1	28' 3
2)	1883 3	1903 2	1903 2
3)	multiple 3	2 family 1	2 family 1
4)	16/11 3	6/6 1	5/12 0
5)	none 3	none 3	none 3
6)	poor 3	poor 3	fair 2
7)	poor 3	poor 3	fair 2
8)	poor 3	poor 3	fair 2
9)	heavy 3	heavy 3	considerable 2
TOTAL SCORE	25	20	17

REMARKS. Manufacturing, R.R. yards, warehouses, close to downtown and traffic. Houses poor.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER...50...

FACTORS CONSIDERED	90. Adelaide	173 Rupert
1) LOT SIZE	1) 22' 3	1) 20' 3
2) AGE OF BUILDING	2) 1900 2	2) 1886 3
3) LAND USE	3) 2 family 1	3) single 0
4) OVERCROWDING	4) 6/9 1	4) 3/4 0
5) LANDSCAPING	5) none 3	5) none 3
6) PHYSICAL CONDITION	6) poor 3	6) poor 3
7) SANITARY CONDITION	7) poor 3	7) poor 3
8) NEIGHBOURHOOD	8) poor 3	8) poor 3
9) NUISANCES	9) heavy 3	9) heavy 3
	TOTAL SCORE 22	TOTAL SCORE 21

141 Rupert	157 James	22 Amy
1) 30' 2	1) 23.4' 3	1) 36' 2
2) 1892 3	2) 1886 3	2) 1901 2
3) multiple 3	3) multiple 3	3) multiple 3
4) 15/6 3	4) 9/6 3	4) 10/6 3
5) none 3	5) none 3	5) none 3
6) poor 3	6) poor 3	6) poor 3
7) poor 3	7) poor 3	7) poor 3
8) poor 3	8) poor 3	8) poor 3
9) heavy 3	9) heavy 3	9) heavy 3
TOTAL SCORE 26	TOTAL SCORE 27	TOTAL SCORE 25

REMARKS...Few houses - unfit for habitation. Close proximity to jail, manufacturing, commerce, warehouses, traffic, RR.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 51

FACTORS CONSIDERED	38. Martha	77. George
1) LOT SIZE	1) 33' 2	1) 49.5' 1
2) AGE OF BUILDING	2) 1883 3	2) 1882 3
3) LAND USE	3) single 0	3) multiple 3
4) OVERCROWDING	4) 4/7 1	4) 7/9 1
5) LANDSCAPING	5) none 3	5) none 3
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) poor 3	8) poor 3
9) NUISANCES	9) heavy 3	9) heavy 3
	TOTAL SCORE 19	TOTAL SCORE 21

78. MacDonald	43. Curtis	70. Grace
1) 49' 1	1) 99' 0	1) 33' 2
2) 1902 2	2) 1882 3	2) 1912 2
3) multiple 3	3) single 0	3) single 0
4) 11/6 1	4) 3/5 0	4) 4/6 1
5) none 3	5) none 3	5) none 3
6) fair 2	6) fair 2	6) fair 2
7) fair 2	7) fair 2	7) fair 2
8) poor 3	8) poor 3	8) fair 2
9) heavy 3	9) heavy 3	9) heavy 3
TOTAL SCORE 20	TOTAL SCORE 16	TOTAL SCORE 17

REMARKS. Very few large homes left. Many small dilapidated dwellings. Near RR & industry

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 52

FACTORS CONSIDERED	142 Laguna	150 McFarlane W
1) LOT SIZE	1) 30' 2	1) 33' 2
2) AGE OF BUILDING	2) 1914 2	2) 1908 2
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 4/6 1	4) 4/10 0
5) LANDSCAPING	5) none 3	5) none 3
6) PHYSICAL CONDITION	6) poor 3	6) fair 2
7) SANITARY CONDITION	7) poor 3	7) fair 2
8) NEIGHBOURHOOD	8) fair 2	8) fair 2
9) NUISANCES	9) considerable 2	9) considerable 2
	TOTAL SCORE 18	TOTAL SCORE 15

	43 Barber	136 Austin N	68 Granville
1)	31.85' 2	1) 33' 2	1) 33' 1
2)	1909 2	2) 1901 2	2) 1940 1
3)	multiple 3	3) single 0	3) multiple 3
4)	12/10 2	4) 5/7 1	4) 11/11 1
5)	none 3	5) none 3	5) fair 2
6)	fair 2	6) fair 2	6) fair 2
7)	fair 2	7) fair 2	7) poor 3
8)	fair 2	8) poor 3	8) fair 2
9)	considerable 2	9) heavy 3	9) considerable 2
TOTAL SCORE	20	TOTAL SCORE 18	TOTAL SCORE 17

REMARKS Area adjacent to 1950 plans N. of Sutherland industrial, S - industrial

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 53

FACTORS CONSIDERED	120 Niagara	157 Magnus
1) LOT SIZE	1) 33' 2	1) 33' 2
2) AGE OF BUILDING	2) 1883 3	2) 1905 2
3) LAND USE	3) multiple 3	3) single 0
4) OVERCROWDING	4) 7/6 2	4) 6/5 1
5) LANDSCAPING	5) fair 2	5) none 3
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) fair 2	8) fair 2
9) NUISANCES	9) moderate 1	9) considerable 2
	TOTAL SCORE 19	TOTAL SCORE 16

339 Richard	529 King	316 Jarvis
1) 33' 2	1) 33' 2	1) 38' 2
2) 1903 2	2) 1904 2	2) 1904 2
3) single 0	3) multiple 3	3) multiple 3
4) 6/6 1	4) 8/9 1	4) 8/5 3
5) none 3	5) none 3	5) none 3
6) fair 2	6) poor 3	6) poor 3
7) fair 2	7) poor 3	7) poor 3
8) fair 2	8) poor 3	8) poor 3
9) considerable 2	9) considerable 2	9) heavy 3
TOTAL SCORE 16	TOTAL SCORE 22	TOTAL SCORE 25

REMARKS S.W. corner very poor - near RR & manufacturing. Lots small & crowded.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 54

FACTORS CONSIDERED	144 Aberdeen	336 Alfred
1) LOT SIZE	1) 25' 3	1) 33' 2
2) AGE OF BUILDING	2) 1909 2	2) 1903 2
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 2/5 0	4) 2/7 0
5) LANDSCAPING	5) fair 2	5) fair 2
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) fair 2	8) good 1
9) NUISANCES	9) considerable 2	9) moderate 1
	TOTAL SCORE 15	TOTAL SCORE 12

400 College	277 St. John	87 St. Clair
1) 33' 2	1) 47' 1	1) 60' 0
2) 1913 2	2) 1907 2	2) 1938 1
3) single 0	3) multiple 3	3) single 0
4) 3/8 0	4) 9/10 1	4) 3/7 0
5) fair 2	5) fair 2	5) good 0
6) fair 2	6) fair 2	6) exc 0
7) fair 2	7) fair 2	7) exc 0
8) good 1	8) good 1	8) exc 0
9) moderate 1	9) moderate 1	9) light 0
TOTAL SCORE 12	TOTAL SCORE 15	TOTAL SCORE 1

REMARKS E. side of Main St. very good.
W. side, smells, houses not well-kept

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER...55...

FACTORS CONSIDERED	178 Cathedral	7 Bannerman
1) LOT SIZE	1) 25' 3	1) 42' 1
2) AGE OF BUILDING	2) 1905 2	2) 1938 1
3) LAND USE	3) multiple 3	3) single 0
4) OVERCROWDING	4) 5/4 1	4) 2/6 0
5) LANDSCAPING	5) average 1	5) good 0
6) PHYSICAL CONDITION	6) good 1	6) good 1
7) SANITARY CONDITION	7) good 1	7) good 1
8) NEIGHBOURHOOD	8) good 1	8) exc 0
9) NUISANCES	9) light 0	9) light 0
	TOTAL SCORE 13	TOTAL SCORE 4

44 Matheson	111 Lukton	190 McAdam
1) 25' 3	1) 33' 2	1) 50' 0
2) 1930 2	2) 1911 2	2) 1944 0
3) single 0	3) single 0	3) single 0
4) 2/6 0	4) 3/6 0	4) 4/7 0
5) fair 2	5) fair 2	5) average 1
6) fair 2	6) fair 2	6) exc 0
7) fair 2	7) fair 2	7) exc 0
8) good 1	8) good 1	8) exc 0
9) moderate 1	9) moderate 1	9) moderate 1
TOTAL SCORE 13	TOTAL SCORE 12	TOTAL SCORE 2

REMARKS. Very fine homes intermingled with poor ones. Area near river subjected to 1950 flood.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 56

FACTORS CONSIDERED	265 Lansdowne	231 Polson
1) LOT SIZE	1) 25 3	1) 33' 2
2) AGE OF BUILDING	2) 1911 2	2) 1909 2
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 2/6 0	4) 4/7 0
5) LANDSCAPING	5) fair 2	5) fair 2
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) good 1	8) good 1
9) NUISANCES	9) light 0	9) moderate 1
	TOTAL SCORE 12	TOTAL SCORE 12

327 Atlantic	310 Rachray	309 Anderson
1) 33' 2	1) 48' 1	1) 53' 0
2) 1905 2	2) 1933 1	2) 1953 0
3) single 0	3) single 0	3) single 0
4) 2/5 0	4) 1/9 0	4) 2/5 0
5) none 3	5) good 0	5) fair 2
6) fair 2	6) good 1	6) exc 0
7) fair 2	7) good 1	7) exc 0
8) fair 2	8) exc 0	8) good 1
9) moderate 1	9) light 0	9) light 0
TOTAL SCORE 14	TOTAL SCORE 4	TOTAL SCORE 3

REMARKS. Some new homes north of district. Others older, crowded & in fair condition.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 57

FACTORS CONSIDERED	430 St. John	459 Church
1) LOT SIZE	1) 33' 2	1) 29' 3
2) AGE OF BUILDING	2) 1910 2	2) 1915 2
3) LAND USE	3) 2 family 1	3) single 0
4) OVERCROWDING	4) 5/6 2	4) 2/? 0
5) LANDSCAPING	5) fair 2	5) average 1
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) good 1	8) good 1
9) NUISANCES	9) moderate 1	9) light 0
	TOTAL SCORE 15	TOTAL SCORE 11

370 Bannerman	452 Inkster	334 McAdam
1) 84' 0	1) 40' 1	1) 41' 1
2) 1909 2	2) 1951 0	2) 1949 0
3) multiple 3	3) 2-family 1	3) single 0
4) 5/6 2	4) 7/? 1	4) 5/6 1
5) fair 2	5) average 1	5) average 1
6) good 1	6) exc. 0	6) exc 0
7) good 1	7) exc. 0	7) exc. 0
8) good 1	8) exc 0	8) exc 0
9) moderate 1	9) moderate 1	9) moderate 1
TOTAL SCORE 13	TOTAL SCORE 5	TOTAL SCORE 4

REMARKS. Many good homes north of Inkster. Inkster traffic heavy.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 55

FACTORS CONSIDERED	368 Manitoba	506 Magnus
1) LOT SIZE	1) 33' 2	1) 33' 2
2) AGE OF BUILDING	2) 1902 2	2) 1911 2
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 4/7 0	4) 4/7 0
5) LANDSCAPING	5) none 3	5) none 3
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) fair 2	8) good 1
9) NUISANCES	9) moderate 1	9) moderate 1
	TOTAL SCORE 14	TOTAL SCORE 13

450 Burrows	459 Aberdeen	514 Gallinger
1) 33' 2	1) 25' 3	1) 26' 3
2) 1905 2	2) 1907 2	2) 1910 2
3) single 0	3) single 0	3) single 0
4) 5/5 1	4) 2/7 0	4) 3/5 0
5) none 3	5) none 3	5) none 3
6) fair 2	6) fair 2	6) fair 2
7) fair 2	7) fair 2	7) fair 2
8) good 1	8) good 1	8) good 1
9) moderate 1	9) light 0	9) light 0
TOTAL SCORE 14	TOTAL SCORE 13	TOTAL SCORE 13

REMARKS Older homes - not maintained. Lots small & crowded

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 59

FACTORS CONSIDERED	376 Jarvis	362 Stella
1) LOT SIZE	1) 33' 2	1) 25' 3
2) AGE OF BUILDING	2) 1905 2	2) 1906 2
3) LAND USE	3) multiple 3	3) multiple 3
4) OVERCROWDING	4) 8/7 2	4) 10/8 2
5) LANDSCAPING	5) none 3	5) none 3
6) PHYSICAL CONDITION	6) poor 3	6) fair 2
7) SANITARY CONDITION	7) poor 3	7) fair 2
8) NEIGHBOURHOOD	8) poor 3	8) fair 2
9) NUISANCES	9) heavy 3	9) moderate 1
	TOTAL SCORE 24	TOTAL SCORE 20

	518 Dufferin	520 Flora	360 Selkirk
1)	49.5' 1	25' 3	33' 2
2)	1900 2	1904 2	1905 2
3)	single 0	single 0	multiple 3
4)	5/4 2	5/4 2	5/13 0
5)	none 3	none 3	none 3
6)	poor 3	fair 2	fair 2
7)	poor 3	fair 2	fair 2
8)	poor 3	fair 2	fair 2
9)	heavy 3	moderate 1	considerable 2
TOTAL SCORE	20	17	15

REMARKS. S. end near RR and industry. Many dilapidated buildings. Others in only fair condition.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ... 60 ...

FACTORS CONSIDERED	655 Boyd	553 Alfred
1) LOT SIZE	1) 25' 3	1) 33' 2
2) AGE OF BUILDING	2) 1910 2	2) 1928 1
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 5/5 1	4) 5/5 1
5) LANDSCAPING	5) none 3	5) fair 2
6) PHYSICAL CONDITION	6) fair 2	6) good 1
7) SANITARY CONDITION	7) fair 2	7) good 1
8) NEIGHBOURHOOD	8) fair 2	8) good 1
9) NUISANCES	9) light 0	9) light 0
	TOTAL SCORE 15	TOTAL SCORE 9

639 Pritchard	550 Hare	633 Jarvis
1) 33' 2	1) 25' 3	1) 49.5' 1
2) 1906 2	2) 1907 2	2) 1913 2
3) single 0	3) 2-family 1	3) single 0
4) 3/3 1	4) 6/6 1	4) 3/6 0
5) none 3	5) none 3	5) none 3
6) fair 2	6) fair 2	6) poor 3
7) fair 2	7) fair 2	7) poor 3
8) fair 2	8) fair 2	8) poor 3
9) moderate 1	9) moderate 1	9) heavy 3
TOTAL SCORE 15	TOTAL SCORE 17	TOTAL SCORE 18

REMARKS .. Land very poor. Lots small, houses crowded, not well-kept ...

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER....61...

FACTORS CONSIDERED	535 Cathedral	588 Mackay
1) LOT SIZE	1) 25' 3	1) 25.05' 3
2) AGE OF BUILDING	2) 1901 2	2) 1912 2
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 2/7 0	4) 3/7 0
5) LANDSCAPING	5) average 1	5) fair 2
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) good 1	8) good 1
9) NUISANCES	9) moderate 1	9) light 0
	TOTAL SCORE 12	TOTAL SCORE 12

492 Church	634 Anderson	554 St. John
1) 25' 2	1) 25.1' 3	1) 25.1' 3
2) 1941 0	2) 1912 2	2) 1912 2
3) single 0	3) single 0	3) 2 family 1
4) 2/4 0	4) 2/6 0	4) 8/6 2
5) average 1	5) fair 2	5) none 3
6) exc 0	6) fair 2	6) fair 2
7) exc 0	7) fair 2	7) fair 2
8) exc 0	8) fair 2	8) fair 2
9) moderate 1	9) light 0	9) light 0
TOTAL SCORE 4	TOTAL SCORE 13	TOTAL SCORE 17

REMARKS: Houses old, crowded, and not maintained.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 62

FACTORS CONSIDERED	489 Mathison	725 Inkster
1) LOT SIZE	1) 30' 2	1) 40' 1
2) AGE OF BUILDING	2) 1946 0	2) 1947 0
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 3/4 0	4) 3/4 1
5) LANDSCAPING	5) average 1	5) average 1
6) PHYSICAL CONDITION	6) good 1	6) good 1
7) SANITARY CONDITION	7) good 1	7) good 1
8) NEIGHBOURHOOD	8) good 1	8) exc. 0
9) NUISANCES	9) light 0	9) moderate 1
	TOTAL SCORE 6	TOTAL SCORE 6

	772 Atlantic	601 Polson	485 Atlantic
1)	39.5' 2	1) 33.1' 2	1) 25' 3
2)	1945 0	2) 1911 2	2) 1912 2
3)	2 family 1	3) single 0	3) single 0
4)	4/5 2	4) 1/5 0	4) 1/4 0
5)	average 1	5) average 1	5) fair 2
6)	good 1	6) fair 2	6) fair 2
7)	good 1	7) fair 2	7) fair 2
8)	good 1	8) good 1	8) fair 2
9)	moderate 1	9) light 0	9) light 0
TOTAL SCORE	10	10	13

REMARKS Good houses intermingled with poor ones. W. fringe near RR

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER...63..

FACTORS CONSIDERED	656 Mountain	666 Church
1) LOT SIZE	1) 25' 3	1) 25'/' 3
2) AGE OF BUILDING	2) 1914 2	2) 1912 2
3) LAND USE	3) 2 family 1	3) single 0
4) OVERCROWDING	4) 4/5 2	4) 2/6 0
5) LANDSCAPING	5) fair 2	5) fair 2
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) good 1	8) good 1
9) NUISANCES	9) moderate 1	9) light 0
	TOTAL SCORE 16	TOTAL SCORE 12

	707 Cathedral	436 Garlin	398 Cairnmore
1)	25' 3	1) 30' 2	1) 45' 1
2)	1945 0	2) 1928 1	2) 1945 0
3)	multiple 3	3) single 0	3) single 0
4)	7/4 3	4) 5/5 1	4) 4/4 1
5)	average 1	5) fair 2	5) average 1
6)	good 1	6) fair 2	6) good 1
7)	good 1	7) fair 2	7) good 1
8)	good 1	8) good 1	8) good 1
9)	light 0	9) light 0	9) moderate 1
TOTAL SCORE	13	TOTAL SCORE 11	TOTAL SCORE 7

REMARKS.... Lots small. New and old houses intermingled.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ... 64

FACTORS CONSIDERED	785 Dufferin	676 Hale
1) LOT SIZE	1) 25' 3	1) 25' 3
2) AGE OF BUILDING	2) 1905 2	2) 1913 2
3) LAND USE	3) 2 family 1	3) single 0
4) OVERCROWDING	4) 7/5 2	4) 7/5 0
5) LANDSCAPING	5) none 3	5) none 3
6) PHYSICAL CONDITION	6) poor 3	6) fair 2
7) SANITARY CONDITION	7) poor 3	7) fair 2
8) NEIGHBOURHOOD	8) poor 3	8) fair 2
9) NUISANCES	9) heavy 3	9) moderate 1
	TOTAL SCORE 23	TOTAL SCORE 15

	754 Pritchard	672 Burrows	789 Redwood
1)	27.4' 2	1) 33' 2	1) 25' 3
2)	1907 2	2) 1911 2	2) 1910 2
3)	2 family 1	3) single 0	3) 2 family 1
4)	6/5 1	4) 3/5 0	4) 7/6 2
5)	none 3	5) none 3	5) none 3
6)	fair 2	6) fair 2	6) fair 2
7)	fair 2	7) fair 2	7) fair 2
8)	fair 2	8) good 1	8) good 1
9)	moderate 1	9) moderate 1	9) moderate 1
TOTAL SCORE	17	TOTAL SCORE 13	TOTAL SCORE 17

REMARKS Lots small. Many older dwellings. S. Junge near RR & industry

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 65

FACTORS CONSIDERED	842 Niagara	961 Manitoba
1) LOT SIZE	1) 33' 2	1) 27.5' 3
2) AGE OF BUILDING	2) 1905 2	2) 1928 3
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 4/5 1	4) 3/4 1
5) LANDSCAPING	5) none 3	5) none 3
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) fair 2	8) poor 3
9) NUISANCES	9) moderate 1	9) heavy 3
	TOTAL SCORE 15	TOTAL SCORE 20

	970 Selkirk	838 Selkirk	819 Dufferin
	1) 40' 1	1) 33.4' 2	1) 25' 3
	2) 1953 0	2) 1935 1	2) 1909 2
	3) single 0	3) single 0	3) single 0
	4) 4/5 1	4) 3/6 0	4) 6/7 1
	5) fair 2	5) fair 2	5) none 3
	6) good 1	6) fair 2	6) fair 2
	7) good 1	7) fair 2	7) fair 2
	8) good 1	8) good 1	8) poor 3
	9) moderate 1	9) moderate 1	9) heavy 3
	TOTAL SCORE 8	TOTAL SCORE 11	TOTAL SCORE 19

REMARKS Lots small. S. end close to RR & industry

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER....66..

FACTORS CONSIDERED	821 College	818 Aberdeen
1) LOT SIZE	1) 25.2' 3	1) 25' 3
2) AGE OF BUILDING	2) 1913 2	2) 1908 2
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 1/4 1	4) 1/3 1
5) LANDSCAPING	5) none 3	5) none 3
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) fair 2	8) fair 2
9) NUISANCES	9) moderate 1	9) moderate 1
	TOTAL SCORE 16	TOTAL SCORE 16

896 Alfred	929 Aberdeen	919 Boyd
1) 33' 2	1) 50' 0	1) 34' 2
2) 1920 2	2) 1929 1	2) 1922 1
3) single 0	3) single 0	3) single 0
4) 1/7 0	4) 2/5 0	4) 2/4 0
5) poor 3	5) average 1	5) fair 2
6) fair 2	6) good 1	6) fair 2
7) fair 2	7) good 1	7) fair 2
8) fair 2	8) good 1	8) fair 2
9) moderate 1	9) moderate 1	9) moderate 1
TOTAL SCORE 14	TOTAL SCORE 6	TOTAL SCORE 12

REMARKS... Lots small: W. fringe close to RR

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ...67...

FACTORS CONSIDERED	1135 Sackville	1396 Pritchard
1) LOT SIZE	1) 40' 1	1) 40' 1
2) AGE OF BUILDING	2) 1947 0	2) 1947 0
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 3/5 0	4) 5/5 1
5) LANDSCAPING	5) fair 2	5) fair 2
6) PHYSICAL CONDITION	6) good 1	6) fair 2
7) SANITARY CONDITION	7) good 1	7) fair 2
8) NEIGHBOURHOOD	8) fair 2	8) fair 2
9) NUISANCES	9) considerable 2	9) considerable 2
	TOTAL SCORE 9	TOTAL SCORE 12

1276 Manitoba	1155 Magnus	1472 Burrows
1) 33' 2	1) 44.85' 1	1) 55 0
2) 1924 1	2) 1955 0	2) 1956 0
3) single 0	3) single 0	3) single 0
4) 3/5 0	4) 4/4 1	4) 3/5 0
5) fair 2	5) average 1	5) average 1
6) fair 2	6) exc. 0	6) exc. 0
7) fair 2	7) exc. 0	7) exc. 0
8) good 1	8) good 1	8) exc. 0
9) moderate 1	9) light 0	9) light 0
TOTAL SCORE 11	TOTAL SCORE 4	TOTAL SCORE 1

REMARKS ... Some motion housing, mixed with new dwelling ...

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ... 68

FACTORS CONSIDERED	1166 Alfred	1037 Boyd
1) LOT SIZE	1) 40' 1	1) 25 3
2) AGE OF BUILDING	2) 1955 0	2) 1929 1
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 3/4 1	4) 3/6 0
5) LANDSCAPING	5) average 1	5) fair 2
6) PHYSICAL CONDITION	6) exc 0	6) fair 2
7) SANITARY CONDITION	7) exc 0	7) fair 2
8) NEIGHBOURHOOD	8) exc 0	8) good 1
9) NUISANCES	9) light 0	9) moderate 1
	TOTAL SCORE 3	TOTAL SCORE 12

1075 Alfred	1241 College	1052 Pritchard
1) 25' 3	1) 50' 0	1) 27.4' 3
2) 1909 2	2) 1954 0	2) 1926 1
3) single 0	3) single 0	3) single 0
4) 4/5 1	4) 6/5 2	4) 3/4 1
5) none 3	5) average 1	5) none 3
6) fair 2	6) exc 0	6) fair 2
7) fair 2	7) exc 0	7) fair 2
8) good 1	8) exc 0	8) good 1
9) light 0	9) light 0	9) moderate 1
TOTAL SCORE 14	TOTAL SCORE 3	TOTAL SCORE 14

REMARKS ... Only part of area developed. Lots small.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER ... 69 ..

FACTORS CONSIDERED	409 Aurora	795 Macleay
1) LOT SIZE	1) 44' ... 1	1) 46' ... 1
2) AGE OF BUILDING	2) 1947 ... 0	2) 1953 ... 0
3) LAND USE	3) single ... 0	3) single ... 0
4) OVERCROWDING	4) 6/5 ... 2	4) 2/5 ... 0
5) LANDSCAPING	5) none ... 3	5) average ... 1
6) PHYSICAL CONDITION	6) fair ... 2	6) exc ... 0
7) SANITARY CONDITION	7) fair ... 2	7) exc ... 0
8) NEIGHBOURHOOD	8) fair ... 2	8) exc ... 0
9) NUISANCES	9) moderate ... 1	9) moderate ... 1
	TOTAL SCORE ... 13	TOTAL SCORE ... 3

957 Bannerman	401 Monreith	481 Kildarock
1) 40' ... 1	1) 42' ... 1	1) 45' ... 1
2) 1953 ... 0	2) 1948 ... 0	2) 1948 ... 0
3) single ... 0	3) single ... 0	3) single ... 0
4) 5/5 ... 1	4) 6/5 ... 2	4) 3/5 ... 0
5) average ... 1	5) average ... 1	5) fair ... 2
6) exc ... 0	6) good ... 1	6) fair ... 2
7) exc ... 0	7) good ... 1	7) fair ... 2
8) exc ... 0	8) exc ... 0	8) good ... 1
9) light ... 0	9) light ... 0	9) light ... 0
TOTAL SCORE ... 3	TOTAL SCORE ... 6	TOTAL SCORE ... 8

REMARKS .. Some martins housing. Houses fairly well kept. E. near RR.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 70

FACTORS CONSIDERED	708 Polson	787 Lansdowne
1) LOT SIZE	1) 50' 0	1) 45' 1
2) AGE OF BUILDING	2) 1955 0	2) 1953 0
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 4/5 1	4) 2/5 0
5) LANDSCAPING	5) average 1	5) average 1
6) PHYSICAL CONDITION	6) exc 0	6) good 1
7) SANITARY CONDITION	7) exc 0	7) good 1
8) NEIGHBOURHOOD	8) exc 0	8) exc 0
9) NUISANCES	9) moderate 1	9) moderate 1
	TOTAL SCORE 3	TOTAL SCORE 5

948 Inkster	1049 Lansdowne	1042 Polson
1) 40' 1	1) 42' 1	1) 45' 1
2) 1954 0	2) 1956 0	2) 1955 0
3) single 0	3) single 0	3) single 0
4) 2/4 0	4) 1/5 0	4) 2/5 0
5) average 1	5) average 1	5) average 1
6) good 1	6) exc 0	6) exc 0
7) good 1	7) exc 0	7) exc 0
8) exc 0	8) exc 0	8) exc 0
9) moderate 1	9) moderate 1	9) light 0
TOTAL SCORE 5	TOTAL SCORE 3	TOTAL SCORE 2

REMARKS Mostly new development. Very favorable neighbourhood. E. fringe close to RR

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 71

FACTORS CONSIDERED	1221 Chamberlain	1126 Mackay
1) LOT SIZE	1) 49' 1	1) 50' 0
2) AGE OF BUILDING	2) 1956 0	2) 1957 0
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 4/5 0	4) 1/5 0
5) LANDSCAPING	5) average 1	5) average 1
6) PHYSICAL CONDITION	6) good 1	6) use 0
7) SANITARY CONDITION	7) good 1	7) use 0
8) NEIGHBOURHOOD	8) use 0	8) use 0
9) NUISANCES	9) light 0	9) light 0
	TOTAL SCORE 4	TOTAL SCORE 1

	1153 Huron	1139/1141 Polson	1039 Bannerman
1)	49' 1	1) 32' 2	1) 50' 0
2)	1956 0	2) 1957 0	2) 1952 0
3)	single 0	3) 2 family 1	3) single 0
4)	4/6 0	4) 4/8 0	4) 4/4 0
5)	average 1	5) average 1	5) average 1
6)	use 0	6) use 0	6) use 0
7)	use 0	7) use 0	7) use 0
8)	use 0	8) use 0	8) use 0
9)	light 0	9) light 0	9) light 0
TOTAL SCORE	2	TOTAL SCORE 4	TOTAL SCORE 1

REMARKS Only eastern part developed — mostly new.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER..72.....

FACTORS CONSIDERED	1455 Pritchard	1508 Magnus
1) LOT SIZE	1) 41' 1	1) 25' 3
2) AGE OF BUILDING	2) 1947 0	2) 1911 2
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 4/5 1	4) 5/5 1
5) LANDSCAPING	5) fair 2	5) none 3
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) good 1	8) fair 2
9) NUISANCES	9) moderate 1	9) moderate 1
	TOTAL SCORE 10	TOTAL SCORE 16

	1587 Magnus	1700 Manitoba	1618 Pritchard
1)	40' 1	50' 0	50' 0
2)	1947 0	1956 0	1955 0
3)	single 0	single 0	single 0
4)	4/5 1	2/4 0	3/5 0
5)	none 3	average 1	average 1
6)	fair 2	exc 0	good 1
7)	fair 2	exc 0	good 1
8)	good 1	good 1	exc 0
9)	light 0	light 0	light 0
TOTAL SCORE	10	2	3

REMARKS Mostly wartime housing. Only S. fringe developed. New developments on north portion of developed area.

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 73

FACTORS CONSIDERED	141 Glenwood Cr	109 Hart
1) LOT SIZE	1) 48.2' 1	1) 33' 2
2) AGE OF BUILDING	2) 1912 2	2) 1912 2
3) LAND USE	3) single 0	3) multiple 3
4) OVERCROWDING	4) 5/8 1	4) 7/6 2
5) LANDSCAPING	5) fair 2	5) fair 2
6) PHYSICAL CONDITION	6) good 1	6) fair 2
7) SANITARY CONDITION	7) good 1	7) fair 2
8) NEIGHBOURHOOD	8) exc 0	8) good 1
9) NUISANCES	9) light 0	9) light 0
	TOTAL SCORE 6	TOTAL SCORE 16

111 Harbison	53 Cahoury	168 Glenwood Cr
1) 25' 3	1) 20' 2	1) 45' 1
2) 1926 1	2) 1942 1	2) 1928 1
3) single 0	3) single 0	3) multiple 3
4) 5/4 1	4) 4/4 1	4) 7/8 1
5) fair 2	5) fair 2	5) good 0
6) good 1	6) good 1	6) good 1
7) good 1	7) good 1	7) good 1
8) exc 0	8) exc 0	8) exc 0
9) light 0	9) light 0	9) light 0
TOTAL SCORE 9	TOTAL SCORE 8	TOTAL SCORE 8

REMARKS Older dwellings but well-kept. Good area

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER... 79

FACTORS CONSIDERED	217 Midwinter	299 Gordon
1) LOT SIZE	1) 50' 0	1) 30' 2
2) AGE OF BUILDING	2) 1946 0	2) 1907 2
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 2/5 0	4) 4/4 1
5) LANDSCAPING	5) average 1	5) fair 2
6) PHYSICAL CONDITION	6) good 1	6) fair 2
7) SANITARY CONDITION	7) good 1	7) fair 2
8) NEIGHBOURHOOD	8) good 1	8) good 1
9) NUISANCES	9) moderate 1	9) moderate 1
	TOTAL SCORE 5	TOTAL SCORE 13

186 Chalmers	441 Martin	346 Union
1) 33' 2	1) 25' 3	1) 33' 2
2) 1913 2	2) 1910 2	2) 1907 2
3) single 0	3) single 0	3) single 0
4) 1/6 0	4) 1/4 0	4) 3/7 0
5) fair 2	5) fair 2	5) fair 2
6) fair 2	6) fair 2	6) fair 2
7) fair 2	7) fair 2	7) fair 2
8) good 1	8) good 1	8) good 1
9) light 0	9) moderate 1	9) moderate 1
TOTAL SCORE 11	TOTAL SCORE 13	TOTAL SCORE 12

REMARKS... Older dwellings. E. Prince near RR

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 75

FACTORS CONSIDERED	452 Thomas	512 Newton
1) LOT SIZE	1) 50' 0	1) 33' 2
2) AGE OF BUILDING	2) 1913 2	2) 1928 1
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 3/5 0	4) 1/4 0
5) LANDSCAPING	5) fair 2	5) average 1
6) PHYSICAL CONDITION	6) good 1	6) good 1
7) SANITARY CONDITION	7) good 1	7) good 1
8) NEIGHBOURHOOD	8) fair 2	8) good 1
9) NUISANCES	9) considerable 2	9) considerable 2
	TOTAL SCORE 10	TOTAL SCORE 9

383 Talbot	328 Tweed	419 de Salaberry
1) 30' 2	1) 25' 3	1) 50' 0
2) 1910 2	2) 1920 2	2) 1954 0
3) single 0	3) single 0	3) single 0
4) 5/6 1	4) 4/4 1	4) 5/7 1
5) fair 2	5) none 3	5) average 1
6) fair 2	6) fair 2	6) exc 0
7) fair 2	7) fair 2	7) exc 0
8) good 1	8) poor 3	8) fair 2
9) considerable 2	9) heavy 3	9) considerable 2
TOTAL SCORE 14	TOTAL SCORE 19	TOTAL SCORE 6

REMARKS Area surrounded by RR - near industry

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 76

FACTORS CONSIDERED	566 Herbert	625 Castle
1) LOT SIZE	1) 30' 2	1) 60' 0
2) AGE OF BUILDING	2) 1907 2	2) 1911 2
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 5/4 2	4) 4/5 1
5) LANDSCAPING	5) fair 2	5) none 3
6) PHYSICAL CONDITION	6) fair 2	6) fair 2
7) SANITARY CONDITION	7) fair 2	7) fair 2
8) NEIGHBOURHOOD	8) fair 2	8) good 1
9) NUISANCES	9) moderate 1	9) moderate 1
	TOTAL SCORE 15	TOTAL SCORE 12

560 Chalmers	670 Martin	709 Harrison
1) 39' 2	1) 58' 0	1) 46' 1
2) 1945 0	2) 1945 1	2) 1945 0
3) single 0	3) single 0	3) single 0
4) 6/6 1	4) 6/6 1	4) 6/5 1
5) average 1	5) fair 2	5) fair 2
6) good 1	6) fair 2	6) fair 2
7) good 1	7) fair 2	7) fair 2
8) fair 2	8) fair 2	8) good 1
9) heavy 3	9) moderate 1	9) moderate 1
TOTAL SCORE 11	TOTAL SCORE 11	TOTAL SCORE 10

REMARKS Many martini housing W & SE fringe near RR Some industry

APPRAISAL INFORMATION SHEET USED FOR SURVEY

POLLING DIVISION NUMBER 77

FACTORS CONSIDERED	402 Kent Rd	1015 Beach
1) LOT SIZE	1) 47.5' 1	1) 50' 0
2) AGE OF BUILDING	2) 1955 0	2) 1955 0
3) LAND USE	3) single 0	3) single 0
4) OVERCROWDING	4) 6/5 1	4) 4/5 1
5) LANDSCAPING	5) fair 2	5) average 1
6) PHYSICAL CONDITION	6) exc 0	6) exc 0
7) SANITARY CONDITION	7) exc 0	7) exc 0
8) NEIGHBOURHOOD	8) good 1	8) exc 0
9) NUISANCES	9) considerable 2	9) light 0
	TOTAL SCORE 7	TOTAL SCORE 2

1103 Talbot	984 McCalmon	687 Nairn
1) 42' 1	1) 60' 0	1) 40' 1
2) 1953 0	2) 1957 0	2) 1954 0
3) single 0	3) single 0	3) single 0
4) 4/4 1	4) 4/5 1	4) 3/5 1
5) average 1	5) average 1	5) average 1
6) exc 0	6) exc 0	6) exc 0
7) exc 0	7) exc 0	7) exc 0
8) exc 0	8) exc 0	8) good 1
9) moderate 1	9) moderate 1	9) moderate 1
TOTAL SCORE 4	TOTAL SCORE 3	TOTAL SCORE 5

REMARKS SW & NE fringes undeveloped. Many new homes. NW fringe close to RR

CONCLUSIONS

THE HOUSES SURVEYED WERE PLOTTED AND GRADED ON THE ACCOMPANYING MAP INDICATING THE QUALITY OF HOUSING IN THE CITY OF WINNIPEG. THE PHYSICAL PATTERN EXPRESSED INDICATES THE VALIDITY OF ERNEST W. BURGESS' THEORY OF URBAN ZONES. ONE CAN OBSERVE FROM THE MAP A CERTAIN DEVIATION FROM THE CONCENTRIC NATURE OF THE ZONES, THIS DEVIATION REPRESENTING THE ONLY DIFFERENCE FROM THE SITUATION DESCRIBED BY BURGESS. THE MAP SHOWS THE FOLLOWING ZONES: 1) CENTRAL BUSINESS ZONE; 2) ZONES OF TRANSITION AND SOCIAL DETERIORATION WHICH ARE BEING INVADED BY BUSINESS AND LIGHT MANUFACTURING; 3) THE FACTORY ZONES WITH WORKERS' HOUSING; AND 4) THE RESIDENTIAL ZONES OF SINGLE-FAMILY DWELLINGS.

SOCIAL DISORGANIZATION IS ASSOCIATED WITH THE OUTWORN, OBSOLESCENT AREAS WHICH ARE FOUND IN AREAS OF HIGH LAND VALUES AND OLD PROPERTIES. ONE OF THE MOST CHARACTERISTIC AND SERIOUS FEATURES OF THE CITY OF WINNIPEG IS THE ZONE OF DETERIORATION WHICH SURROUNDS THE CITY CENTRE, AND IS ALSO RELATED TO AREAS OF INDUSTRIAL SLUM. THESE AREAS CONTAIN THE OLDEST BUILDINGS OF THE CITY: UNPLANNED, CONGESTED AND OBSOLESCENT BY ALL MODERN STANDARDS OF LIVING. THEY ARE AFFECTED ECONOMICALLY AND SOCIALLY BY THE EXPANSION AND MERE PROXIMITY OF THE CITY CENTRE, WITH ITS HIGH LAND VALUES AND ITS HIGH MOBILITY. THEIR INHABITANTS HAVE BEEN MOVING OUT TOWARDS THE OUTSKIRTS WHERE MODERN HOUSES ARE AVAILABLE AT REASONABLE COSTS. THE MOST COMMON AND THE BEST INDICATORS

OF THESE AREAS ARE THE PRESENCE OF BOTH A HIGH DENSITY POPULATION (OVERCROWDING) AND A DECREASING POPULATION (REMOVALS). SUCH AREAS ARE DEFINITELY ECONOMIC LIABILITIES TO THE COMMUNITY.

WHERE A LARGE NUMBER OF INDUSTRIES EXIST IN AN AREA, NEW RESIDENTIAL DEVELOPMENT SHOULD BE DISCOURAGED. FUTURE DEVELOPMENT SHOULD BE LIMITED TO INDUSTRY AND THE AREA ZONED ACCORDINGLY. HOWEVER, IF THE AREA IS TO BE RETAINED FOR RESIDENTIAL USE, THERE SHOULD BE CAREFUL PLANNING SO AS TO AVOID HIGH POPULATION DENSITIES AND RECURRENCE OF SLUMS.

FROM THE SURVEY CONDUCTED, IT WAS EVIDENT THAT THERE WERE MANY DWELLINGS IN THE CITY LACKING MAINTENANCE AND CARE. THIS SEEMS TO BE THE CITY'S MAJOR PROBLEM. THERE IS DEFINITELY A NEED FOR PUBLIC SUPPORT IN IMPROVING HOUSING CONDITIONS AND PREVENTION OF FURTHER DETERIORATION OF DOMESTIC LIFE FOR THOUSANDS OF FAMILIES. CONSERVATION ALSO NEEDS THE UNDERSTANDING OF BOTH THE TENANTS AND HOME OWNERS. IT IS A CONTINUAL PROCESS WHICH CAN ONLY BE PUT INTO EFFECT BY THE CO-ORDINATION OF INDIVIDUAL, GROUP, AND CIVIC ACTION.

OTHER AREAS SUBJECTED TO DETERIORATION ARE THOSE WHERE THERE ARE TRANSPORTATION NUISANCES, NEAR HIGHWAYS, RAILROADS, TRUCK ROUTES ETC. ASSOCIATED WITH THEM ARE THE RAILROAD SHOPS AND YARDS, TRUCK TERMINALS, WAREHOUSES, INDUSTRY AND COMMERCE. THIS MAKES THE DISTRICT UNFAVOURABLE AS FAR AS SAFETY AND HEALTH FACTORS ARE

CONCERNED. ALTHOUGH A REASONABLE SETBACK OF HOUSES FROM A BUSY THOROUGHFARE WILL REDUCE ACCIDENTS AND NOISE, THERE IS A NEED TO SEGREGATE PEDESTRIAN AND VEHICULAR TRAFFIC, AND ROUTE MAJOR TRAFFIC ARTERIES AND COMMERCIAL TRUCKING AWAY FROM RESIDENTIAL NEIGHBOURHOODS.

WITHIN THIS AREA ARE MANY DWELLINGS CONVERTED FOR MULTIPLE USE. OVERCROWDING IN A CITY IS DUE PRIMARILY TO AN OVERALL SHORTAGE OF SUITABLE HOUSING ACCOMMODATION. THE SUPPLY OF HOUSING IS AFFECTED BY VARIOUS ECONOMIC FACTORS. IN THE PAST DECADE, RELATIVELY LITTLE RENTAL ACCOMMODATION HAS BEEN BUILT; AND THAT WHICH HAS IS BEYOND THE MEANS OF THE MAJORITY OF FAMILIES. HOME OWNERSHIP IS ALSO BEYOND THE REACH OF MANY PEOPLE. EVEN IF IT WERE POSSIBLE FOR THEM TO ACCUMULATE MONEY FOR A DOWN PAYMENT, THE CARRYING CHARGES ARE HEAVY AND THE LENDING INSTITUTIONS DEMAND THAT A HOME OWNER SHOULD HAVE A MUCH HIGHER INCOME THAN THAT GENERALLY PREVAILING.

IN ALL RESIDENTIAL AREAS OF WINNIPEG, LANDSCAPING WAS FOUND TO BE A DEFICIENCY FACTOR. IN DISTRICTS WHERE THERE ARE ROWS OF SIMILAR HOUSES, PLANTING OF TREES AND SHRUBS COULD GREATLY ENHANCE THE APPEARANCE OF THE BLOCK AND CREATE A VERY ATTRACTIVE NEIGHBOURHOOD. HEDGES AND SHRUBS MAKE EFFECTIVE BARRIERS OR SCREENS TO SEPARATE PRIVATE AND PUBLIC AREAS. PRESERVATION OF EXISTING TREES IS DESIRABLE, LARGE TREES GIVE GREATER SHADE AND A MORE RESTFUL

APPEARANCE.[61]

URBAN RENEWAL REQUIRES A LARGE MEASURE OF CITIZEN PARTICIPATION; THIS MAY BE ACCOMPLISHED BY APPOINTING A CITIZENS' ADVISORY COMMITTEE, AND ORGANIZING COMMITTEES IN NEIGHBOURHOODS SO THAT THERE WILL BE STRONG SUPPORT FOR THE PROGRAMMES BY THE PUBLIC AT LARGE. HOWEVER, A CO-ORDINATING AGENCY IS REQUIRED FOR THE FOLLOWING REASONS: 1) THE SCOPE OF THE URBAN RENEWAL PROGRAMME NEEDED IN WINNIPEG; 2) THE NUMBER AND COMPLEXITY OF THE ACTIVITIES THAT SUCH A PROGRAMME ENTAILS; AND 3) THE NEED FOR A COMPREHENSIVE PLAN.

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[61] LOC. CIT.

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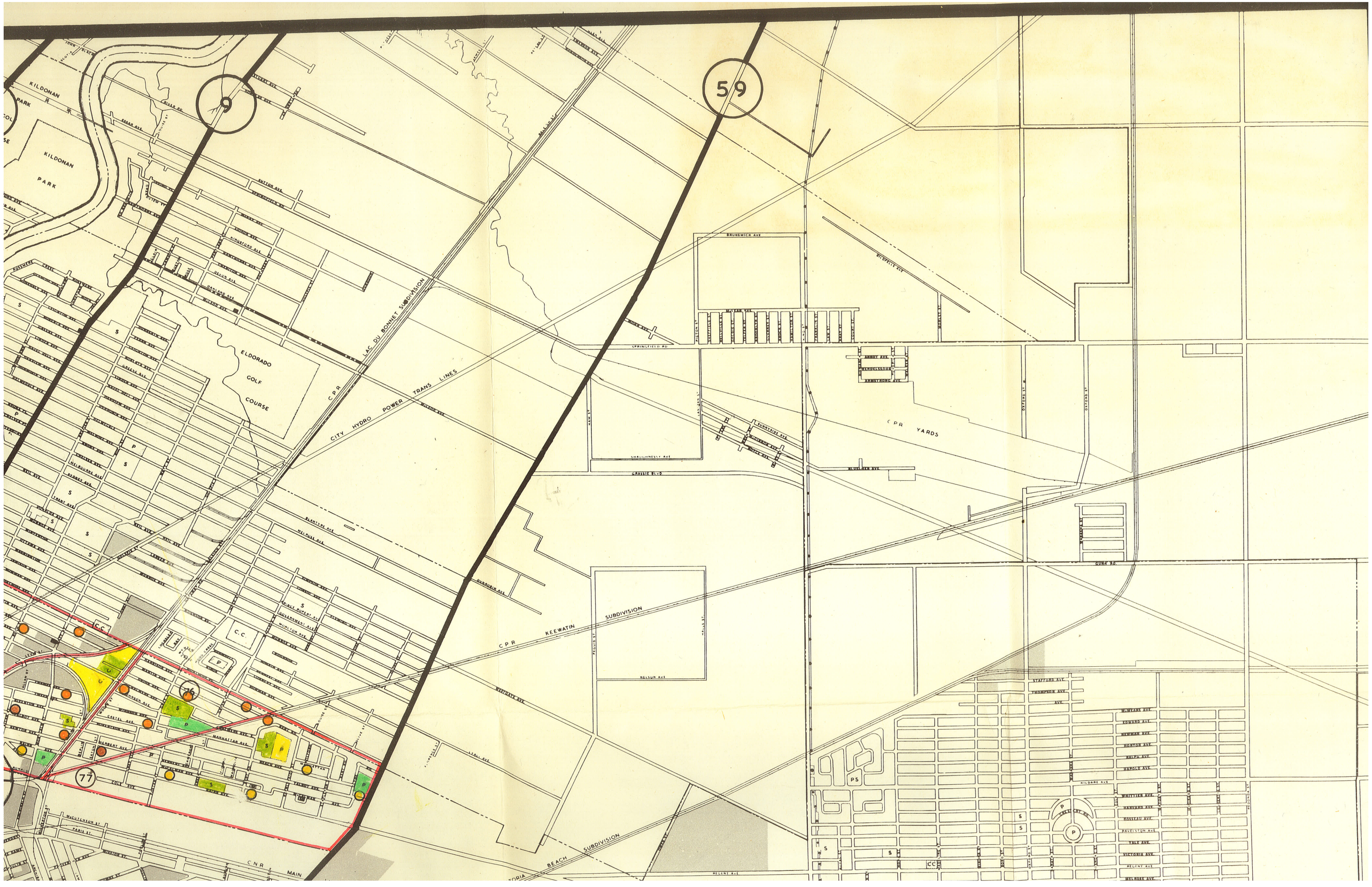
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C.N.R. MAIN
VICTORIA BEACH SUBDIVISION
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GRASSIE BLVD
SHAUGHNESSY AVE
BLUE HER AVE
GUNN RD
NELSON AVE
REGENT AVE
STAFFORD AVE
THOMPSON AVE
HILDARE AVE
WHITTIER AVE
HARWARD AVE
HAVELOCK AVE
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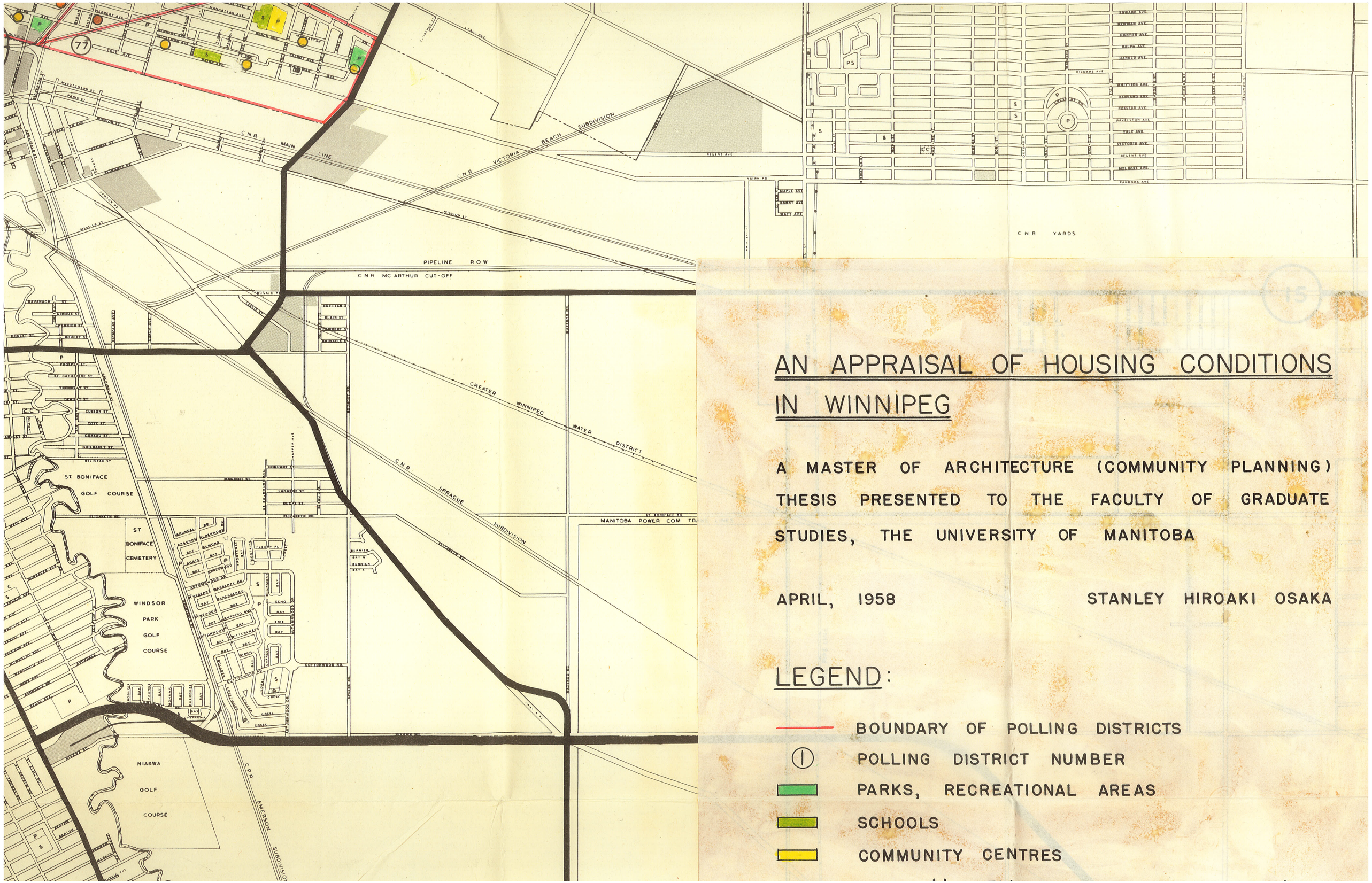
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ST BONIFACE CEMETERY
WINDSOR PARK GOLF COURSE
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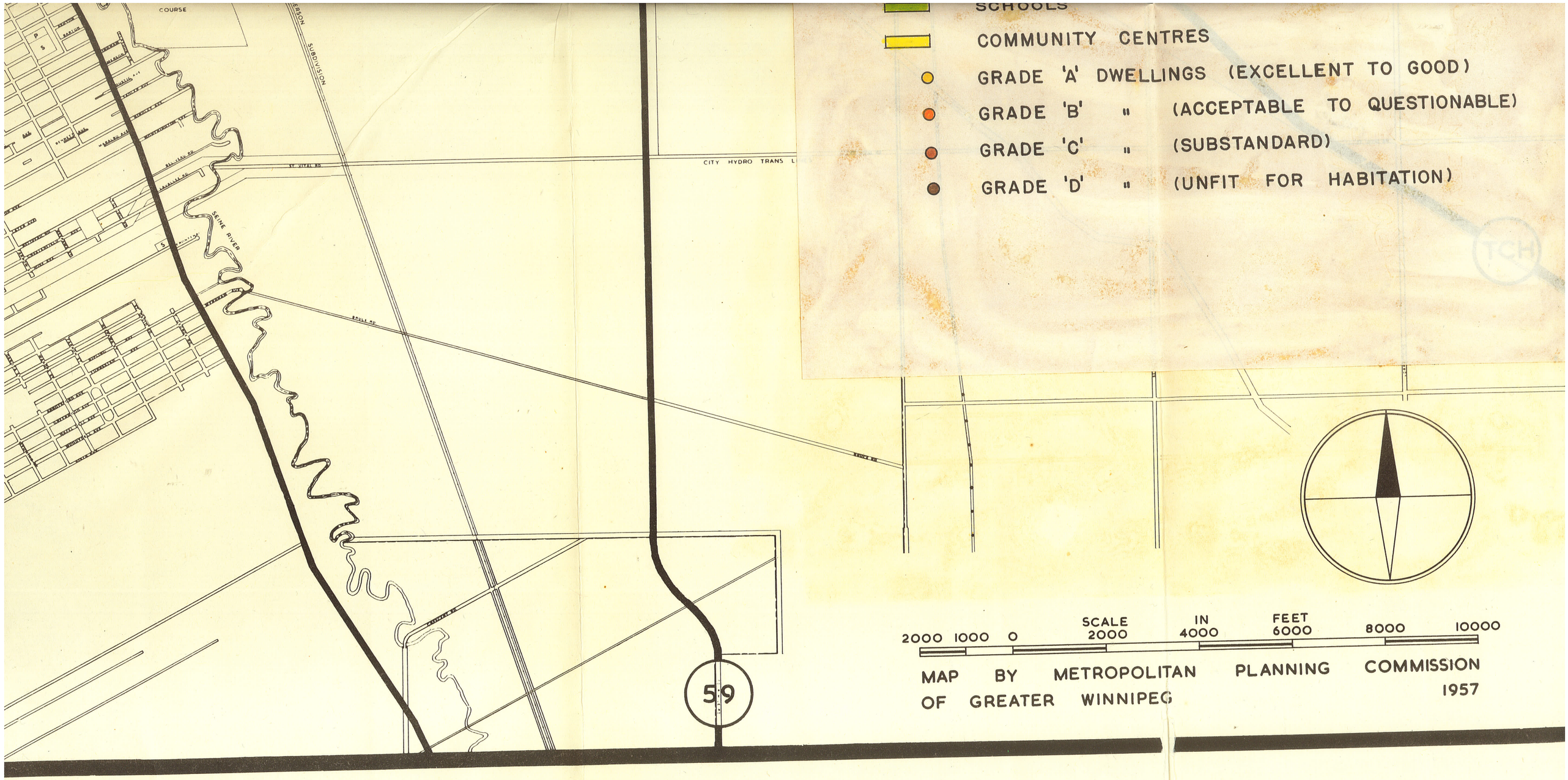
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C.P.R. ARBORG SUBDIVISION
C.P.R. POINT SUBDIVISION
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BROOKSIDE CEMETERY
STEVENSON FIELD
ST JOHNS PARK
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GEYSER AVE
MIRIAH AVE
NOTRE DAME AVE
DUBLIN AVE
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POWER ST
FRANCIS ST
LAGUNA AVE
MARION AVE
ROSEWOOD AVE
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ASSINIBOINE PARK
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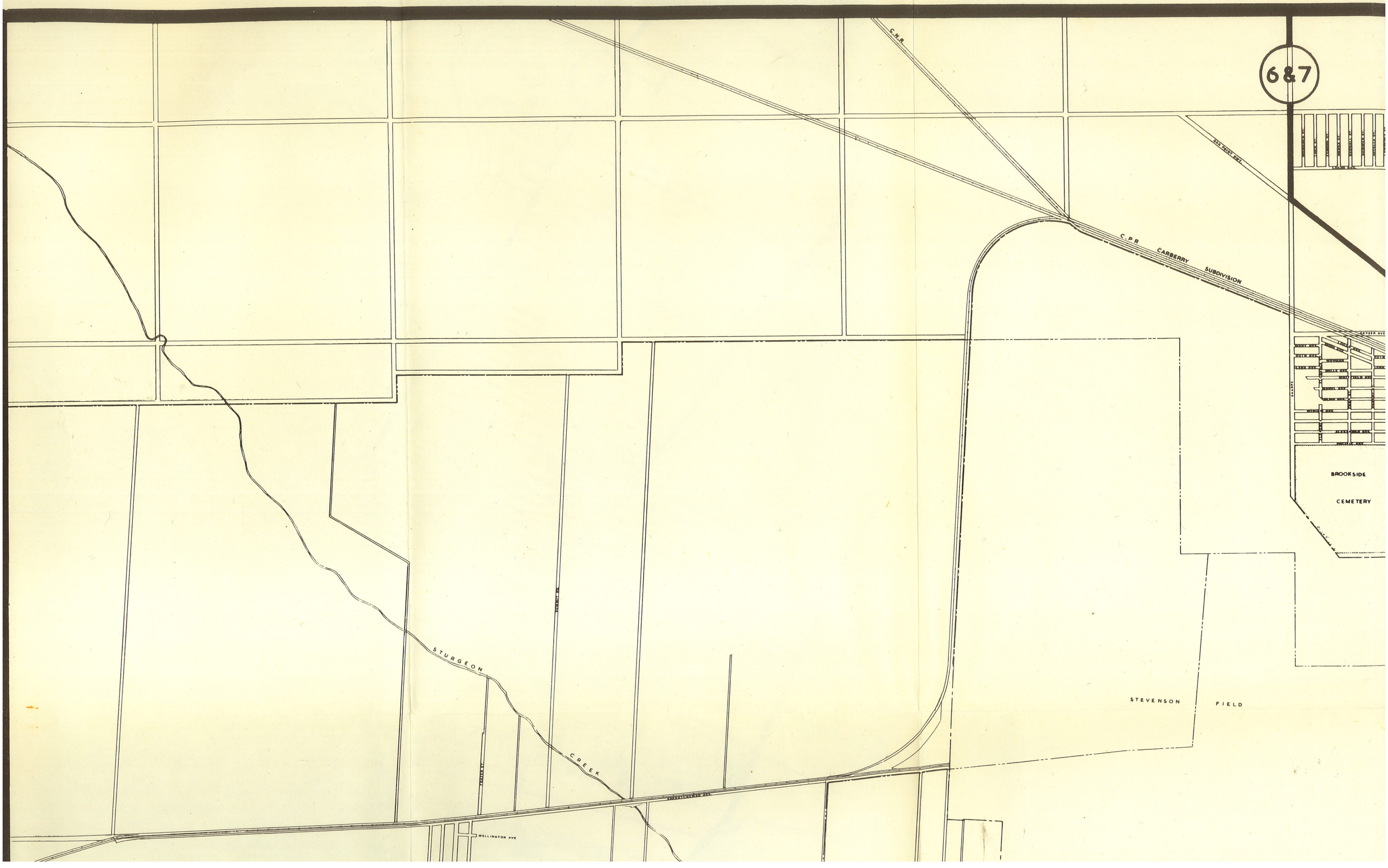
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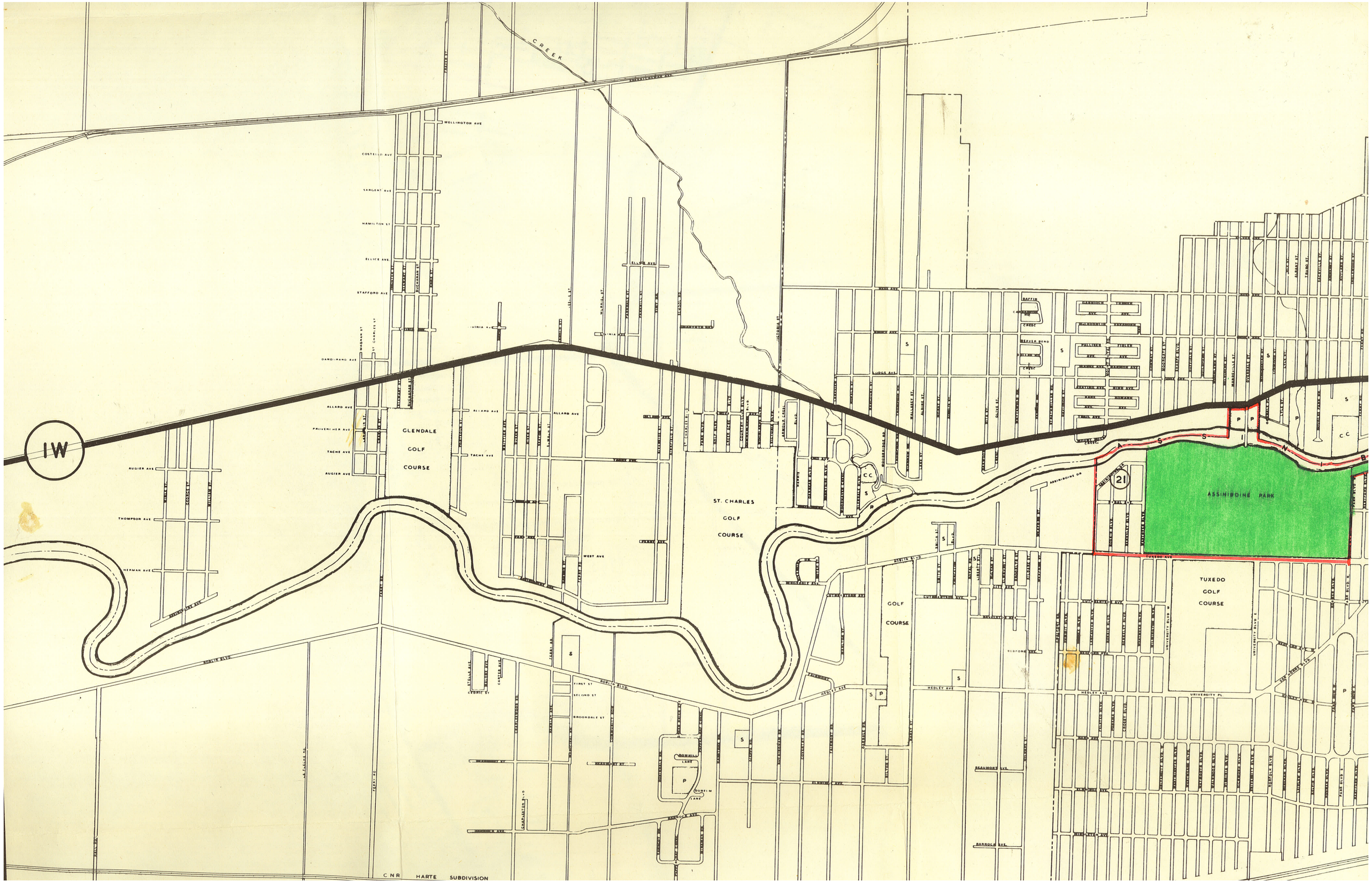
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