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A  
REPORT ON HOUSING CONDITIONS  
IN MONTREAL.  
BASED ON A SURVEY  
UNDERTAKEN BY THE  
DEPARTMENT OF PLANNING AND RESEARCH  
OF THE  
MONTREAL METROPOLITAN COMMISSION.  
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## INTRODUCTION

### THE HOUSING PROBLEM

The Housing Problem is directly traceable to the Industrial Revolution of the 19th Century. With the advent of the machine and the large-scale factory there was attracted to the cities a concentration of population and a consequent urban growth unparalleled in history.

The rise in the cost of living which followed this development was accompanied by a relatively proportionate increase in wages. This increase in wages, however, though tending to establish an equilibrium with the general cost of living, has never been sufficient to permit the low-wage group to command adequate housing accommodation. The reason for this anomaly can be attributed to several factors.

First, the newer methods of industrial production have been only partially adaptable to the construction industry. Construction still remains a dominantly manual enterprise rather than a machine industry. Lacking the economy of mass production or factory assembly, housing costs are disproportionate in comparison with other types of production.

Second, land values have responded to a speculative market thus adding to the inflationary cost of housing.

Third, the relatively high cost of building money has added a further burden to an industry which, by its very nature, must always proceed by borrowing over extended periods.

As a consequence, the over-all costs of construction (labour, material, land and interest) make it difficult, if not impossible, to produce housing which will pay an economic rent, conform to minimum standards of acceptance, and still be within the ability of the low-wage worker to afford.

While this condition affects more or less all wage-workers, it is most acutely felt by the lower of the low-wage brackets. These people whose employment is frequently only of a seasonal nature, or whose total annual wage is of meagre proportions, must

obtain their shelter requirements from wherever it is available at the cheapest rents offered. In practise this means old and inferior housing, abandoned by the more comfortable classes and which, being heavily depreciated in value, requires but a nominal rent income in order to justify its carrying costs. Much of this housing is wholly unsatisfactory for human habitation.

In 1931, according to Federal statistics, 60 percent of the male wage-workers in Canada received less than \$1000 per annum; and the average wage was \$927. If the average was \$927 it is obvious that many thousands of Canadian workers were in receipt of wages well below this figure. Among economists and other authorities it is generally recognized that rents for the low-wage workers should not exceed from 20 to 25 percent of their income. On this basis the average group in receipt of \$927 should be paying rents not in excess of \$185 to \$232 per annum; or \$15 to \$19 per month. But there are many wage-workers whose total annual income does not permit their paying in excess of from \$10 to \$12 per month for their shelter requirements. And, as we have pointed out, private capital is unable to provide housing of an acceptable minimum standard at these rates which will produce an economic rent.

This problem first became apparent in the cities of Europe where the modern industrial system had its beginnings. The social phenomena being interdependent, it was soon realized that bad housing had grave repercussions on the health and morality of its occupants, as well as on the general community. Ill-health, disease, infant and premature adult mortality, as well as a growth in the incidence of juvenile and adult crime, along with a general loosening of the moral standards, early revealed themselves in disproportionate degree among the ill-housed families. Nor was it long before it was recognized that these conditions meant important economic losses and increased public expenditures to the community at large; notably with regard to the cost of hospitalization, social services, police and fire protection.

But if the same causes universally result in the same effects, it must be expected that in different cities wide and significant variations will be found. Each city has its own peculiar characteristics which serve to modify or emphasize the

general rule. Differing building regulations, social customs, land usage, methods of supervision, and other factors make the housing problem in each individual city that much different from conditions prevailing elsewhere. Consequently, each city must be studied separately in order to appreciate its peculiar indigenous nature.

Likewise in applying a remedy to improve the condition. What is applicable in one city may not be applicable in another. So that, while we can always profit in some measure from the experience elsewhere, it is not only undesirable but obviously impossible to wholly conform either to the pattern or the concept evolved to fit other needs.

In recent years the housing problem in Montreal has been the subject of several interesting studies. Among others 1° La Petite Propriété Urbaine, by Arthur St-Pierre, published in the proceedings of La Semaine Sociale, 1924; 2° A Report on Housing and Slum Clearance for Montreal, published by the Board of Trade and the City Improvement League, 1935; 3° Housing for the Low-wage Earner, published by the Montreal Council of Social Agencies, 1936.

These studies have thrown considerable light on the problem. But each of them was lacking in detailed and precise information on certain important aspects of Montreal's housing conditions. In an effort to supplement and fill in the gaps in such studies, the Department of Planning and Research of the Montreal Metropolitan Commission has, during 1937, undertaken two important surveys. Working in cooperation with the Department of Health of the City of Montreal, a group of investigators visited in the month of January, 1937, approximately 1400 dwellings situated in 15 wards of the city. The facts gathered from this survey and the conclusions derived therefrom form the basis of a report published in the early spring under the title "1376 DWELLINGS IN MONTREAL AND VERDUN".

A further survey was conducted during the summer of 1937. It covered 60 blocks situated in 7 wards of the east and west sections of the city, where there is found a considerable portion of old housing. The investigators visited each house, old and

new, situated in these blocks, so that a complete study of these areas was made, permitting a satisfactory appreciation of average conditions. The dwellings visited totalled 4,216, which, with the number visited earlier in the year, brings the total to 5,592 dwellings surveyed by the Department.

The housing problem presents itself in two forms - the problem of quality and the problem of quantity. This report is therefore divided into two parts, corresponding to these two aspects of the problem.

One finds in the first section the statistical results of the study undertaken during the summer of 1937, and in the second section a detailed analysis showing the volume of housing construction and the general population growth of Montreal during the last twelve years.

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SUMMER SURVEY, 1937

ORGANIZATION

1. The survey was undertaken during the period June 21st to August 14th. Some sections of the statistical data resulting from the survey were compiled concurrently. Others followed the conclusion of the field work. The detailed analysis and interpretation of the facts revealed from the statistics have necessarily entailed a longer period of preparation, and have only recently been completed.

2. Fourteen investigators were engaged on this survey. Ten of these were students from the Ecole Polytechnique, l'Ecole des Hautes Etudes Commerciales and the University of Montreal; and four were graduate students of McGill University. They were divided into three groups each under the direction of a supervisor, who had had previous experience in the survey conducted earlier in the year.

3. The Department of Health of Montreal placed at our disposal one of its inspectors, in order to facilitate investigation of the houses and to intervene if necessary. In this latter respect we are pleased to report that our investigating staff was given a uniformly gracious reception, and obtained generous cooperation from the households visited.

4. The Department has also prepared plans showing the existing land usage of every block surveyed.

5. All the relevant information on the physical structure of the dwellings visited, on their surroundings, and on the economic and social conditions of the occupants have been entered on forms which are on file in the Department. This information is supplemented by personal observations noted by the investigators, dealing with data which is difficult to record statistically.

### CHOICE OF BLOCKS

6. After preliminary study of plans and information furnished by the Department of Health of Montreal, a visit to 15 wards where the greater part of the older housing of Montreal is found, resulted in the isolation for investigation of 60 blocks in 7 wards, based on their general outward appearance.

7. With few exceptions these blocks were chosen from within those zones reserved for residential purposes by the Montreal Town Planning Commission. An effort was made to study blocks adjoining one another, in order to arrive at a better appreciation of average conditions.

### SITUATION OF DWELLINGS

8. The blocks and dwellings visited were situated in 7 wards in the east and west end of the city. The following table gives the distribution.

| <u>EAST</u>   | <u>Total Number<br/>of Dwellings</u> | <u>Number of Dwellings<br/>Visited</u> | <u>Number of<br/>Blocks Visited</u> |
|---------------|--------------------------------------|--|-------------------------------------|
| Bourget       | 5 498                                | 1 196                                  | 15                                  |
| Papineau      | 3 307                                | 697                                    | 17                                  |
| St. James     | 5 027                                | 727                                    | 7                                   |
| Ville Marie   | 1 660                                | 123                                    | 3                                   |
| Cremazie      | 3 246                                | 86                                     | 1 *                                 |
| <u>WEST</u>   |                                      |  |                                     |
| St. Cunegonde | 4 250                                | 732                                    | 8                                   |
| St. Henry     | 6 421                                | 655                                    | 9                                   |
|               | <u>29 409</u>                        | <u>4 216</u>                           | <u>60</u>                           |

\* This block was surveyed in order to complete certain information for the spring survey of 1937.

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I. GENERAL INFORMATION

9. The 4 216 dwellings visited were inhabited by 18 837 persons, occupying 18 457 rooms, excluding the water closets and bathrooms. These figures show a density of population as followed:

0.98 rooms per person  
1.02 persons per room  
4.5 persons per dwelling

10. The beds and other sleeping accommodation were sufficient for 19 089 persons.

11. The dwellings are occupied by French-Canadians in the proportion of 91 out of 100, and by Catholics in the proportion of 95 out of 100.

12. Most of the dwellings consisted of 3, 4 or 5 rooms and provided 2 or 3 bedrooms.

13. Only 190 dwellings were occupied by their owner.

14. The nature of the ownership of the property surveyed is as follows:

|                 |     |
|-----------------|-----|
| Privately owned | 85% |
| Estate Managed  | 11% |
| Company owned   | 4%  |

15. The length of resident in Montreal is recorded in 2 527 cases as follows:

|                  |       |
|------------------|-------|
| Less than 1 year | 12    |
| 1 to 3 years     | 17    |
| 3 to 5 years     | 19    |
| 5 to 8 years     | 44    |
| 8 years or more  | 2 435 |

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## II. THE BUILDING

16. It is often difficult to determine the dividing structural wall separating contiguous houses. We have therefore made no attempt to establish the number of houses surveyed but only the number of dwellings.

17. Most of the blocks are composed of long rows of contiguous houses, each containing several flats. 82% of the facades are of brick, 8% of stone, 9% of wood, and 1% of other materials.

18. With reference to type of houses and number of storeys, the distribution is as follows:

| <u>TYPE</u>          |       | <u>NUMBER OF STOREYS</u> |       |
|----------------------|-------|--------------------------|-------|
| Flats                | 96.8% | One                      | 3.0%  |
| Semi-detached houses | 1.1%  | Two                      | 35.2% |
| Detached houses      | 1.0%  | Three                    | 64.1% |
| Apartment houses     | 1.1%  | Four                     | 0.4%  |

19. In 495 cases the ground floor is utilized for commercial purposes, for the most part groceries and small restaurants. These were not visited, save in cases where they also served as dwellings.

20. The state of the physical structure of the dwellings is indicated in the following table:

| CONDITION  | A. PHYSICAL CONDITION |             |         |       |       |       | B. CLEANLINESS OF PROPERTY. |                  |         |        |
|------------|-----------------------|-------------|---------|-------|-------|-------|-----------------------------|------------------|---------|--------|
|            | Exterior Appearance   | Foundations | Cellars | Roofs | Walls | Paint | Outside Staircase           | Inside Staircase | Outside | Inside |
| Very good  | 270                   | 126         | 116     | 110   | 267   | 304   | 168                         | 212              | 286     | 673    |
| Good       | 1444                  | 788         | 528     | 793   | 1491  | 1463  | 838                         | 1217             | 1517    | 1622   |
| Fair       | 1965                  | 776         | 722     | 801   | 1888  | 1862  | 1098                        | 1205             | 1944    | 1568   |
| Bad        | 461                   | 170         | 229     | 117   | 492   | 527   | 272                         | 245              | 421     | 312    |
| Not stated | 76                    | 9           | 274*    | 48    | 78    | 60    |                             |                  | 48      | 41     |
| Total      | 4216                  | 1869        | 1869    | 1869  | 4216  | 4216  |                             |                  | 4216    | 4216   |

\* A number of ground-floor properties were not visited because they were occupied by stores.

It is interesting to compare the statistics relating to the "Fair" and "Bad" conditions:

| CONDITION | Exterior<br>Appearance | Foundations | Cellars | Roofs | Walls | Paint | Outside<br>Staircase | Inside<br>Staircase | <u>CLEANLINESS<br/>OF PROPERTY</u> |        | Average |
|-----------|------------------------|-------------|---------|-------|-------|-------|----------------------|---------------------|------------------------------------|--------|---------|
|           |                        |             |         |       |       |       |                      |                     | Outside                            | Inside |         |
| Fair      | 1965                   | 776         | 722     | 801   | 1888  | 1862  | 1098                 | 1205                | 1944                               | 1568   |         |
| Bad       | 461                    | 170         | 229     | 117   | 492   | 527   | 272                  | 245                 | 421                                | 312    |         |
| TOTAL     | 2426                   | 946         | 951     | 918   | 2380  | 2389  | 1370                 | 1450                | 2365                               | 1880   |         |
| Fair (%)  | 47.7                   | 41.8        | 45.3    | 43.9  | 45.6  | 44.8  | 46.2                 | 42.0                | 46.8                               | 37.5   | 44.1    |
| Bad (%)   | 11.0                   | 9.0         | 14.3    | 6.4   | 11.9  | 12.7  | 11.4                 | 8.5                 | 10.0                               | 7.5    | 10.3    |
| TOTAL     | 58.7                   | 50.8        | 59.6    | 50.3  | 57.5  | 57.5  | 57.8                 | 50.5                | 56.8                               | 45.0   | 54.4    |

Combined Average

| <u>Physical Condition</u> | <u>%</u> | <u>Cleanliness</u> | <u>%</u> |
|---------------------------|----------|--------------------|----------|
| Fair                      | 44.1     | Fair               | 42.1     |
| Bad                       | 10.3     | Bad                | 8.8      |
| Fair and Bad              | 54.4     | Fair and Bad       | 50.9     |

21. Often the brick façade has been superimposed on an old original structure of wood. Many houses originally of wood have an exterior of stucco or brick later added. In such instances the exterior has an improved appearance, although the structure may still be in bad condition.

22. In a number of cases the front of the houses is well-kept, but the rear and the surrounding outhouses are in a state of extreme dilapidation.

23. The investigators noted during their examination of the properties a commendable attitude on the part of the tenants to keep their dwellings in a good state of repair. Unemployed tenants, provided with material by their landlords, do much of this work themselves.

24. In the older houses the cellars are generally shallow and not utilized.

25. In 82% of the dwellings, the entrance was from the street; 272 had their entrance through a back yard or court, or through a covered passageway.

26. Rear-court dwellings surveyed total 379.

27. Among the out-buildings, apart from sheds, there are 200 private garages and 106 stables.

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|            |       |
|------------|-------|
| 1 storey   | 3 567 |
| 2 storeys  | 595   |
| 3 storeys  | 7     |
| Not stated | 47    |
|            | <hr/> |
|            | 4 216 |

31. The arrangement of the dwellings with reference to the number of rooms and their use (excluding water closets and bathrooms) is as follows:

| <u>Number of Rooms</u> |           | <u>Usage of Rooms</u>          |           |
|------------------------|-----------|--------------------------------|-----------|
| Dwellings of 1 room    | 5         | Dwellings having a living-room | 2 473     |
| 2 rooms                | 239       | Dwellings having a dining-room | 1 578     |
| 3 rooms                | 777       |                                |           |
| 4 rooms                | 1 509     | <u>Bedrooms</u>                |           |
| 5 rooms                | 844       | Dwellings of 1 room            | 670       |
| 6 rooms                | 520       | 2 rooms                        | 1 857     |
| 7 rooms                | 215       | 3 rooms                        | 1 139     |
| 8 rooms                | 76        | 4 rooms                        | 381       |
| 9 rooms                | 6         | 5 rooms                        | 158       |
| More than 9 rooms      | 10        | Not stated                     | <u>11</u> |
| Not stated             | <u>15</u> |                                |           |
|                        | 4 216     |                                | 4 216     |

32. Many dwellings showed a marked dilapidation, which was **generally** manifest throughout. The proportion of such cases, in relation to the total number of dwellings investigated, is shown in the following table:

|                      |     |
|----------------------|-----|
| Walls                | 10% |
| Ceilings             | 12% |
| Floors               | 19% |
| Doors and<br>windows | 5%  |

✓ 33. Many tenants complain that the bad condition of the floors wears out the carpets and floor coverings.

34. Most of the dwellings are heated solely by means of a stove which serves also for cooking purposes.

35. The types of fuel used for cooking and its place of storage are shown in the following table:

| <u>Types</u> |       | <u>Storage</u> |       |
|--------------|-------|----------------|-------|
| Coal         | 697   | Shed           | 3 749 |
| Gas          | 1 412 | Cellar         | 225   |
| Electricity  | 83    | Kitchen        | 16    |
| Oil          | 209   | Other rooms    | 4     |
| Wood         | 3 039 | Other places   | 36    |
|              | 5 440 |                | 4 030 |

Some people use more than one type of fuel, and others use a common shed for storage. This accounts for the discrepancy in the above figures, with reference to the total number of dwellings visited. The use of oil for cooking is regarded as very economical by many householders.

36. There are 143 dwellings where the same kitchen is used by more than one household.

37. In 67% of the dwellings refrigerators were used for food storage. These refrigerators are often of domestic fabrication, but are not always kept filled with ice. Larders only were found in 26% of the dwellings, and 7% of the households stored their food by other means.

38. More than 99% of the dwellings are lighted by electricity.

#### SANITARY CONDITIONS

39. Only 1351 dwellings, 32%, have a bathtub; these were generally of a modern type. In general, the older dwellings are without bathroom facilities.

40. There are 98 dwellings where the same bathroom serves more than one household.

41. Every dwelling has at least 1 cold-water faucet; but only 463 (11%) have hot-water plumbing.

42. There are 139 cases where the same tap serves more than one family.

43. All the dwellings are equipped with a water closet with direct sewer connections.

44. There are 134 cases where more than one household uses the same water closet.

45. In the older dwellings, in order to conform to the regulations of the Department of Health, water closets were installed years after the completion of the building. In these cases the water closet is located in one or other of the existing rooms, frequently without window space, but having a ventilator to the outside air. In the dwellings surveyed, the water closets were situated in the following places:

|                      |            |
|----------------------|------------|
| Isolated             | 1 716      |
| Kitchen              | 1 431      |
| Living room          | 112        |
| Bedroom              | 536        |
| Cloakroom or hallway | 239        |
| Not reported         | <u>182</u> |
|                      | 4 216      |

46. The plumbing is ancient, but still in good condition, in 71% of the dwellings.

47. Natural ventilation is good in 92% of the rooms.

48. The dwellings visited had a total of 22,121 windows in 18,457 rooms, water closets and bathrooms excluded. Skylights placed directly above rooms are counted as windows.

49. The rooms indirectly lighted, that is to say, without windows but with a permanent opening from an adjoining room containing a window, totalled 1,641, that is 9% of the total number of rooms.

50. "Dark rooms", that is rooms with neither window nor skylight and having a door which can be closed, number 17, of which 14 are occupied.

51. Natural lighting is good in 86% of the rooms.

52. The older houses are erected parallel to the street, rather than perpendicular to it, and on the width rather than the length of the lot, in contrast to the more recent types of tenement flats. The older dwellings, therefore, are, generally speaking, well lighted. It is notably in the newer dwellings that rooms with indirect lighting are found.

53. Hindrances to sunlight are shown in the following table:

|                 |     |
|-----------------|-----|
| Narrow street   | 18  |
| Adjoining house | 286 |
| Shed            | 353 |
| Other           | 56  |

54. It is evident from these figures that sheds are the most frequent and serious hindrance to sunlight. They are for the most part in a dilapidated condition and constitute a grave fire hazard. It has been noted that where old sheds have been demolished there has been a decided improvement both in the natural lighting and in the general environment.

✓ 55. On washdays, in districts where construction is congested it frequently happens that the washing hanging on the lines intercepts the sunlight in large measure.

56. 387 dwellings, 9.8% are subject to permanent dampness. 20 cases were found where the cellars were periodically flooded.

57. Many of these dwellings are infested with vermin, as indicated in the following table:

|             |               |     |
|-------------|---------------|-----|
| Rats        | 617 dwellings | 15% |
| Bedbugs     | 715 dwellings | 17% |
| Cockroaches | 989 dwellings | 23% |

The above conditions are to be expected in old houses which for the most part are of wood construction. The presence of rats is generally attributable to the existence of stables in the neighborhood.

58. Foul odours were noticed both outside and inside the dwellings in the proportion of 5% and 2% respectively.

59. The general state of cleanliness was found bad in 7.5% of the dwellings. Unhygienic conditions were noted for 11% of the water closets and 22% of the bathrooms. There are, however, few cases of extreme filth.

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IV. ECONOMIC AND SOCIAL CONDITIONS

60. For the purpose of the survey, we adopted the following definitions for household and family: Household: Every person or group of persons, related or not, occupying a dwelling; Family: The father, the mother, and the children.

OCCUPANTS

61. The 18,837 occupants of the 4,216 dwellings visited are classified according to their age and household group as follows:

| <u>Age of Occupants</u>         |               | <u>Household Group</u> |              |
|---------------------------------|---------------|------------------------|--------------|
| Infants of less than 3 years    | 1 230         | 1 person               | 91           |
| Children between 3 and 16 years | 5 381         | 2 persons              | 739          |
| Parents*                        | 8 255         | 3                      | 828          |
| Others†                         | 3 971         | 4                      | 778          |
|                                 | <u>18 837</u> | 5                      | 565          |
|                                 |               | 6                      | 430          |
| *Parents - Father and Mother.   |               | 7                      | 310          |
| †Others - Children more than    |               | 8                      | 183          |
| 16 years old, roomers and other |               | 9                      | 110          |
| occupants.                      |               | 10                     | 64           |
|                                 |               | 11                     | 38           |
|                                 |               | 12                     | 15           |
|                                 |               | 13 and more            | 30           |
|                                 |               | Not stated             | 15           |
|                                 |               |                        | <u>4 196</u> |

62. 140 cases of overcrowding were noted.

63. There are 202 cases where persons of different sexes, other than husband and wife or young children, were sleeping in the same room.

64. 338 cases were noted where adults and children, small infants excepted, were sleeping in the same room.

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# INCOME

65. Records were obtained showing the weekly wage income of 2,885 persons employed, out of a total of 3,930, as follows:

| <u>Wage</u>           | <u>Number<br/>of persons</u> | <u>Grouping in Multiples of \$10</u> |                |                |
|-----------------------|------------------------------|--------------------------------------|----------------|----------------|
|                       |                              | <u>Wage</u>                          | <u>Persons</u> | <u>Percent</u> |
| \$ 8 or less per week | 477                          | Less than \$10 per week              | 678            | 24%            |
| \$ 8 to \$10          | 201                          | Less than \$20 per week              | 2 238          | 78%            |
| \$10 to \$12          | 279                          | Less than \$30 per week              | 2 762          | 96%            |
| \$12 to \$15          | 509                          | Less than \$40 per week              | 2 867          | 99%            |
| \$15 to \$18          | 560                          | More than \$40 per week              | 18             |                |
| \$18 to \$20          | 212                          |                                      |                |                |
| \$20 to \$22          | 240                          |                                      |                |                |
| \$22 to \$25          | 113                          |                                      |                |                |
| \$25 to \$30          | 171                          |                                      |                |                |
| \$30 to \$35          | 74                           |                                      |                |                |
| \$35 to \$40          | 31                           |                                      |                |                |
| \$40 and more         | 18                           |                                      |                |                |
|                       | <u>2 885</u>                 |                                      |                |                |

66. Wages less than \$10 per week are earned, generally, by youths working in factories, stores, etc., or as messengers. Also, in many cases low wages, especially from \$10 to \$12, represent part-time work and not full weekly wages.

67. Tenants receiving direct relief number 1,143. Of these, 831 were in receipt of full relief and 312 of partial relief.

68. 220 persons were in receipt of pensions.

69. Evidences of poverty were noted in more than a third of the dwellings visited to wit, 1579, and evidences of comfort in approximately the same proportion.

# RENT

70. The monthly rental in 3886 cases is grouped as follows:

|                |                 |     |
|----------------|-----------------|-----|
| Up to \$16     | 2 828 dwellings | 73% |
| More than \$16 | 1 058 dwellings | 27% |

A further breakdown of the above reveals the following:

|               |               |
|---------------|---------------|
| \$ 8 or less  | 134 dwellings |
| \$ 8 to \$10  | 309           |
| \$10 to \$12  | 800           |
| \$12 to \$14  | 770           |
| \$14 to \$16  | 815           |
| \$16 to \$18  | 399           |
| \$18 to \$20  | 306           |
| \$20 to \$22  | 191           |
| \$22 to \$24  | 63            |
| \$24 and more | 99            |

71. The rent included heating in 50 cases; garage in 10 cases; water taxes in 13; and other advantages in 26.

72. In 4,065 cases, a distribution of how the rent is paid is shown as follows:

|                         |                          |
|-------------------------|--------------------------|
| By the family           | 2 886                    |
| Relief Commission       | 1 143 (in whole or part) |
| By parents or relatives | 20                       |
| By Social Service       | 16                       |

73. The number of tenants not on relief but having rent arrears is 308.

#### LENGTH OF RESIDENCE AND NUMBER OF REMOVALS

74. The length of occupation of the dwelling by its present occupants was obtained for 4,092 cases, as follows:

|                   |       |                   |     |
|-------------------|-------|-------------------|-----|
| 1 year            | 1 940 | 1 year or less    | 47% |
| 2 years           | 571   | 2 years or less   | 61% |
| 3 years           | 426   | 3 years or less   | 72% |
| 4 years           | 232   | More than 3 years | 28% |
| 5 years           | 157   |                   |     |
| 6 years           | 68    |                   |     |
| 7 years           | 90    |                   |     |
| 8 years           | 59    |                   |     |
| 9 years           | 46    |                   |     |
| 10 years          | 60    |                   |     |
| 11 years and more | 443   |                   |     |
|                   | 4 092 |                   |     |

75. The reasons for their last removal were obtained from 2,195 tenants. They are classified as follows: physical conditions of the dwelling, 34%; economic or social reasons, 32%; hygienic conditions, 25%; general unsatisfactory environment, 9%. The following summary tabulates the more specific reasons:

General condition of building and dwelling:

|                                   |            |
|-----------------------------------|------------|
| Too small                         | 474        |
| Too large                         | 125        |
| General bad condition of dwelling | 47         |
| Wanted lower flat                 | 37         |
| Building demolished               | 27         |
| Too old or dilapidated            | 18         |
| Building situated in rear court   | 8          |
| Dangerous outside stairs          | 5          |
| No court                          | 4          |
| No cellar                         | 3          |
| No electricity                    | 2          |
| No shed                           | 2          |
|                                   | <u>752</u> |

Hygienic conditions:

|                                 |            |
|---------------------------------|------------|
| Too cold                        | 218        |
| Too damp                        | 138        |
| General insalubrious conditions | 66         |
| Vermin                          | 47         |
| Too dark                        | 45         |
| Too dirty                       | 11         |
| Smell                           | 3          |
| Stables                         | 3          |
| Chimney in bad order            | 2          |
| No bath                         | 2          |
|                                 | <u>535</u> |

Economic or social reasons:

|  |           |
|--|-----------|
| Rent too high                          | 455       |
| In room before                         | 126       |
| Newlywed                               | 38        |
| In order to save money                 | 32        |
| Owing to commerce or other occupation  | 18        |
| To take house of their own             | 12        |
| To live in the city (left the country) | 12        |
| Arrears in rent                        | <u>11</u> |
|  | 704       |

Unsatisfactory environment:

|                                |          |
|--------------------------------|----------|
| Too much noise in the vicinity | 17       |
| Did not like the ward          | 10       |
| Did not like neighbors         | 5        |
| Too much smoke                 | <u>3</u> |
|                                | 35       |

General:

|                               |           |
|-------------------------------|-----------|
| Thrown out by owner           | 102       |
| Wanted change                 | 33        |
| Death in family (or sickness) | 23        |
| Harsh relations with owner    | <u>11</u> |
|                               | 169       |

76. Economic or social reasons accounted for 66% of the answers to the question: "What were the factors leading to the choice of the present dwelling?" Specific reasons are summarized as follows:

Hygienic conditions:

|                       |          |
|-----------------------|----------|
| Well lighted          | 26       |
| Warm or easily heated | 11       |
| Well ventilated       | 6        |
| Salubrious            | 5        |
| Clean                 | 2        |
| Bath                  | <u>1</u> |
|                       | 51       |

Conditions of building or dwelling:

|                                |          |
|--------------------------------|----------|
| Comfortable (or "good enough") | 102      |
| Large                          | 14       |
| First storey or court-yard     | 12       |
| Balcony                        | 3        |
| Heated flat                    | <u>2</u> |
|                                | 133      |

Economic or social reasons:

|                               |          |
|-------------------------------|----------|
| Near work                     | 185      |
| On account of lower rent      | 112      |
| Owner of house                | 109      |
| To take house by themselves   | 93       |
| Owing to commerce or business | 61       |
| To save money                 | 42       |
| To live with parents          | 13       |
| Near parents (or friends)     | 8        |
| Children of owner             | 7        |
| To rent rooms                 | <u>6</u> |
| Janitor                       | 4        |
| Near school                   | 4        |
| Near church                   | <u>1</u> |
|                               | 645      |

General:

|                 |           |
|-----------------|-----------|
| Matter of taste | 112       |
| No other choice | 24        |
| Like the ward   | <u>12</u> |
|                 | 148       |

77. One of the largest employers of industrial labour conducted for us during the course of the survey a study showing the distance of the residences of their employees from the factory. For the most part, this group of industrial workers found their housing accommodation within easy walking distance from their place of employment:

| <u>Zone</u> | <u>Distance from Home</u> | <u>Men</u> | <u>Women</u> | <u>Total</u> |
|-------------|---------------------------|------------|--------------|--------------|
| 1           | Less than 1/2 mile        | 214        | 385          | 599          |
| 2           | 1/2 to 1 mile             | 64         | 176          | 240          |
| 3           | 1 to 2 miles              | 125        | 237          | 362          |
| 4           | 2 to 3 miles              | 58         | 54           | 112          |
| 5           | 3 to 4 miles              | 48         | 59           | 107          |
| 6           | 4 to 5 miles              | 31         | 54           | 85           |
| 7           | 5 to 6 miles              | 7          | 6            | 13           |
| 8           | 6 to 7 miles              | 1          | -            | 1            |
| 9           | More than 7 miles         | <u>35</u>  | <u>28</u>    | <u>63</u>    |
|             |                           | 583        | 999          | 1 382        |

78. From the survey records, 537 cases are noted of workers who take the tramway or autobus to their place of employment. The average cost of such transportation is \$1.07 per week.

79. In 4,054 cases opinions were expressed by the occupants indicating their preference as to where they would like to live:

|                  |     |
|------------------|-----|
| Present locality | 92% |
| Suburb           | 4%  |
| Country          | 4%  |

✓80. Relations between proprietors and tenants seemed on the whole to be good. Some tenants consider their landlord responsible for all the evils of the world; while others consider him quite respectable, and say nothing derogatory against him.

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OBSERVATIONS

What constitutes a slum?

The term "slum" is used so generally and generously in describing certain sections of the modern city that it is well to know with some exactness just what we mean when we use the word. No useful purpose is achieved by applying a descriptive term to a condition which does not fulfill the relative content which the term itself implies. Conversely, nothing is gained by our avoiding the use of a word, no matter how distasteful it may sound to some ears, when only that word fully expresses the condition we are seeking to describe. In making use of a term such as "slums", it is well to define with some precision the intent and content with which the word is applied.

According to one authority, a slum is stated to be "a foul back street of a city, especially one with a slovenly and even vicious population", also, "a low or squalid neighborhood".<sup>1</sup>

Another authority records that "a slum is a street, court, or alley, which reflects the social condition of a poor, thriftless, irregularly employed and rough class of inhabitants. Bread and litter in the streets; windows dirty, broken and patched with brown or white paper; curtains dirty and frayed, and blinds half-drawn and often hanging at an angle. The street doors are usually open, showing bare passages and stairways lacking bannisters, while the door jambs are generally brown with dirt and rubbed shiny by the coats of the leisured class, whose habit is to lean up against them".<sup>2</sup>

While another authority states: "The common denominator of the slum is its submerged aspect and its detachment from the city as a whole. The slum is a bleak area of segregation of the sediment of society; an area of extreme poverty, tenements, ramshackle buildings, of evictions and evaded rents; an area of working mothers and children,

---

<sup>1</sup> Webster's New International Dictionary, 1933 Edition.

<sup>2</sup> M. Duckworth, cited by B.S. Townroe in "The Slum Problem".

of high rates of birth, infant mortality, illegitimacy, and death; an area of pawnshops and second-hand stores, of gangs, of "flops" where every bed is a vote. As distinguished from the vice area, the disintegrating neighborhood, the slum is an area which has reached the limit of decay and is on the verge of reorganization as missions, settlements, play-parks and business come in."<sup>3</sup>

In the sense with which the foregoing descriptions conjure up in one's mind the idea of old rickety tumbledown houses, forlorn and neglected, narrow and dirty alleyways, pestilence and social decay, poverty, vice and filth, Montreal, on the whole, is relatively free from such conditions.

Not that there does not exist, here and there, an individual dwelling or a rear-court or alley community which reflects or verges on these conditions. Indeed it would be surprising in a metropolitan city such as Montreal, if they did not exist. But to assert that there are any wide slum areas in Montreal of the aggravated type such as is found in many European cities is to melodramatize the facts. True it is that there exist spotty slum conditions of this sort, but they are few, and their extent is negligible.

In the sense, therefore, in which the term "slums" implies extensive deteriorated housing areas of this type, Montreal has no major slum problem.

But is that what we mean by "slums"?

Let us seek another authority. According to the Central Housing Committee, Washington, D.C., in a recently published glossary of housing terms, a slum is defined as "an area in which dwellings predominate that because of either dilapidation, obsolescence, overcrowding, arrangement or design, lack of ventilation, light or sanitary facilities, or a combination of these factors are detrimental to the safety, health, morals, comfort and welfare of the inhabitants thereof".

If we accept the above definition, we are bound to affirm that there are districts in Montreal which can aptly be described as "slum areas".

---

<sup>3</sup> Harvey Warren Zorbaugh, "The Gold Coast and The Slum".

They probably do not dramatically reflect each and every one of the characteristics mentioned in the foregoing definition. Overcrowding is not in wide evidence. Sanitary facilities are, on the whole, passable. But these districts do embrace predominantly old housing. Much of it is obsolescent, a considerable portion of it is dilapidated. The arrangement or design of the dwellings, either in their structural defects or the manner in which they are crowded on the land, along with "a combination of other factors are detrimental to the safety, health, morals, comfort and welfare of the inhabitants thereof".

In this sense Montreal has a slum problem.

However, while we submit that slum areas exist in the sense in which we have described them, we tend to the opinion that a better term would be to describe such districts as "sub-standard". But it matters little whether we refer to them as slums, or blighted areas, or sub-standard housing districts; in the final analysis they are equivalent, more or less, to the same thing. They represent a condition of society which is offensive to our sense of decency and a standing challenge to the social stability of the community.

As such, they represent an economic liability, the social costs of which are too expensive a luxury for us to indefinitely continue to tolerate.

#### SLUM CLEARANCE

Equally important in our effort to clarify the use of terms is the need to clearly understand certain related cardinal principles. In the public mind slum clearance and low-rent housing are virtually interchangeable terms. The one, ipso facto, is thought to be the solution of the other. But this is not necessarily so.

The purpose of slum clearance is not essentially to provide the cleared space for new low-rent housing. Nor is the aim of low-rent housing primarily to eliminate the slums. Slum eradication is one problem and low-rent housing is another. While in certain cases a low-rent housing project might properly replace a slum district, actually

the two problems are distinct and separate phases of community development, demand different approaches, and will likely require quite different measures for their solution.

Too little consideration is given to the fact that there are other kinds of slums besides those associated with blighted housing areas. There are commercial and industrial slums as well. To proceed on the theory that most of the slum areas we know consist largely of residential properties, and that the universally applicable means of reclaiming them is by housing, is bound to lead to disappointing results.

For while it is perhaps reasonable to assume that a proportion of the population presently occupying sub-standard housing might be appropriately rehoused within the blighted area which is to be reclaimed, it may, and probably in some cases will develop that such re-housing is undesirable on several counts.

First, the area may be better used for other purposes, for a grouping of government buildings, for industry, for a re-organization of traffic ways with parks and recreation space, or even as a high class residential section.

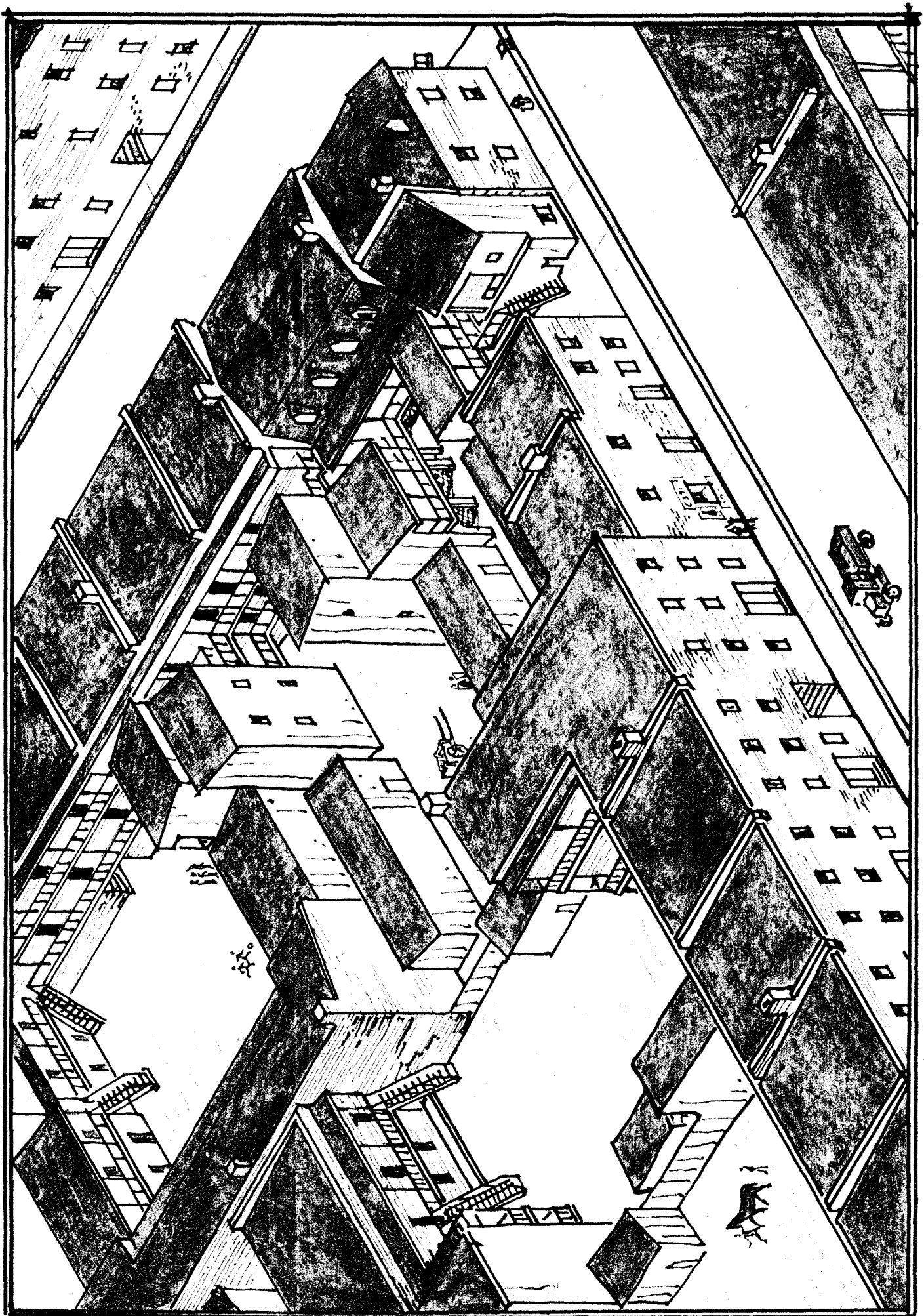
Second, the cost of land acquisition may prove to be too expensive for low-rental housing.

Third, the industrial activity which probably was the chief causative factor leading to housing blight in the first case, and which served to attract a low-wage group seeking opportunity for industrial employment, may be in the process of removing itself from the district. In such a case it would be unwise to proceed with a low-rent re-housing programme when the future possibilities of the district would seem to discourage such a project.

No demolition programme of any proportions, however, should be proceeded with until a prior programme of housing, equivalent to the anticipated volume of residential demolition, has been completed.

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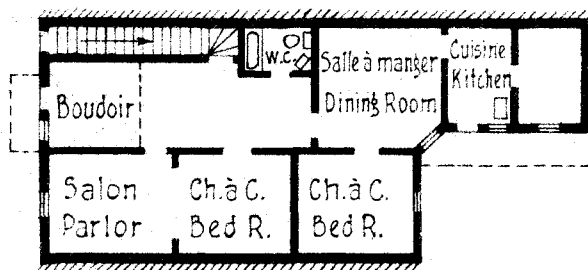
ÉTUDE DU LOGEMENT, 1937

HOUSING SURVEY, 1937

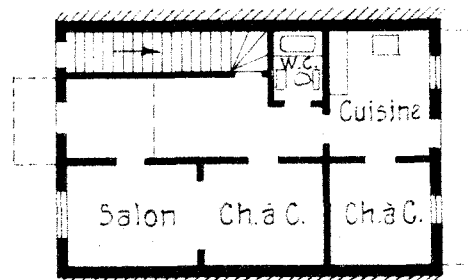
*TYPES DE LOGEMENTS D'UN ÉTAGE*

*TYPICAL ONE-STORY DWELLINGS*

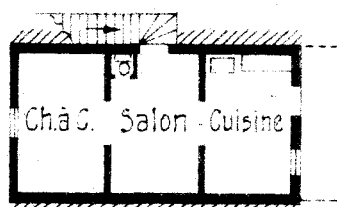
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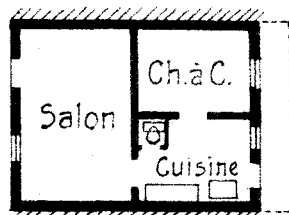
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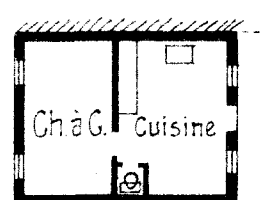
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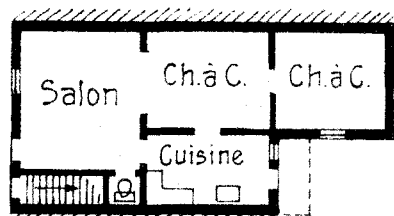
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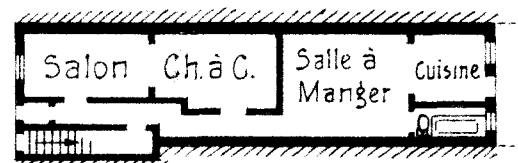
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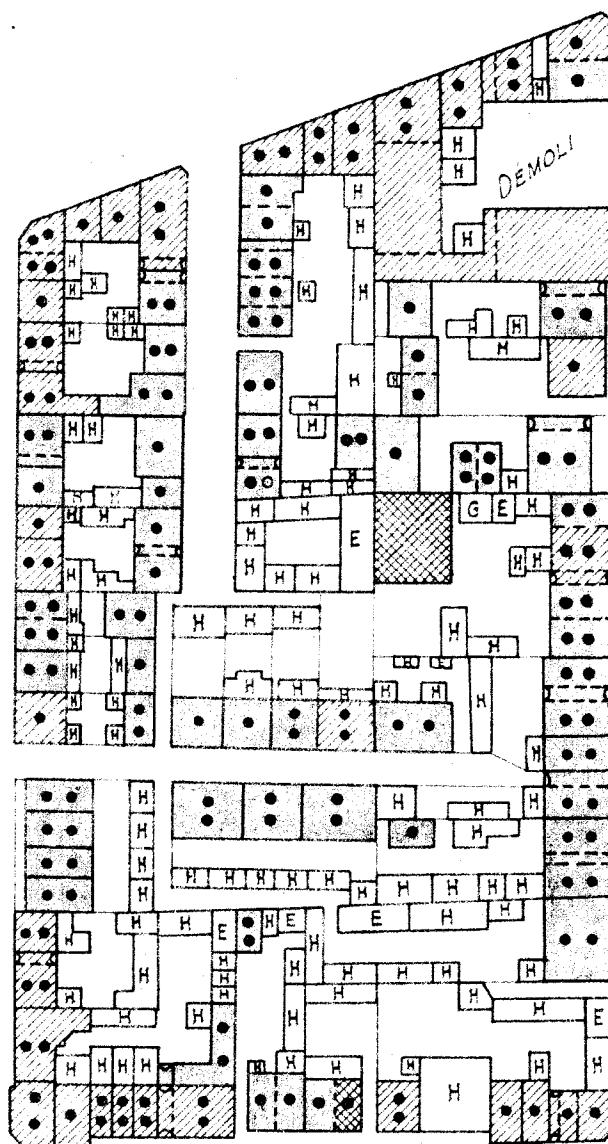


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⑧





COMMISSION MÉTROPOLITAINE DE MONTRÉAL

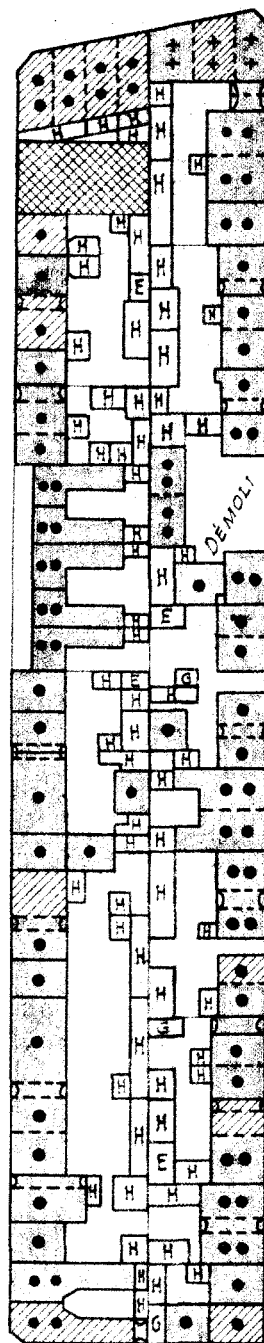
THE MONTREAL METROPOLITAN COMMISSION

DÉPARTEMENT D'URBANISME ET DE RECHERCHE

DEPARTMENT OF PLANNING AND RESEARCH

ÉTUDE DU LOGEMENT, 1937

HOUSING SURVEY, 1937



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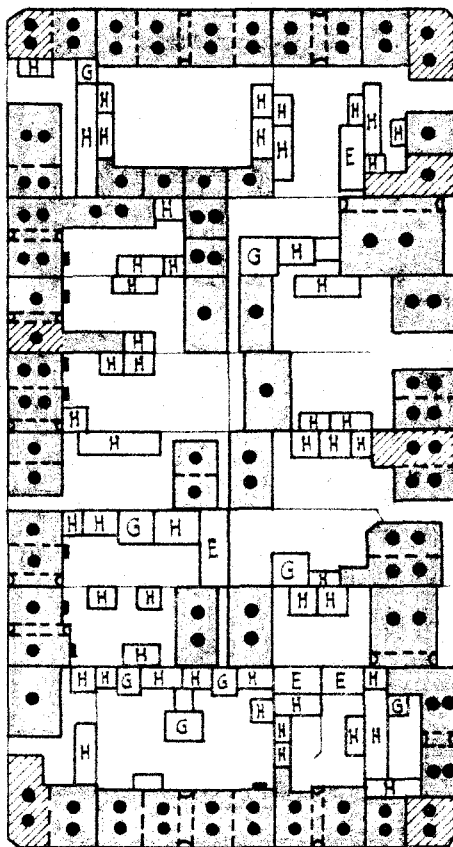
THE MONTREAL METROPOLITAN COMMISSION

DÉPARTEMENT D'URBANISME ET DE RECHERCHE

DEPARTMENT OF PLANNING AND RESEARCH

ÉTUDE DU LOGEMENT, 1937

HOUSING SURVEY, 1937



COMMISSION MÉTROPOLITAINE DE MONTRÉAL

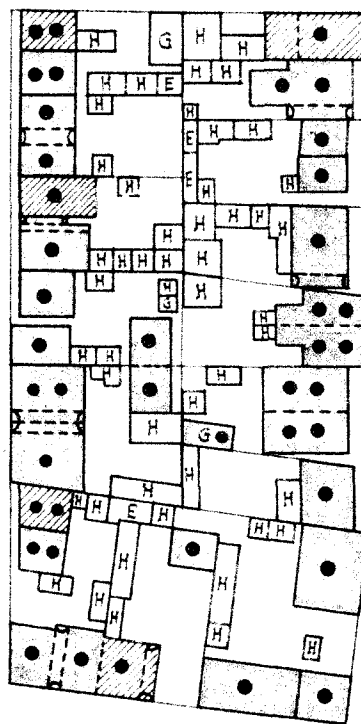
THE MONTREAL METROPOLITAN COMMISSION

DÉPARTEMENT D'URBANISME ET DE RECHERCHE

DEPARTMENT OF PLANNING AND RESEARCH

ÉTUDE DU LOGEMENT, 1937

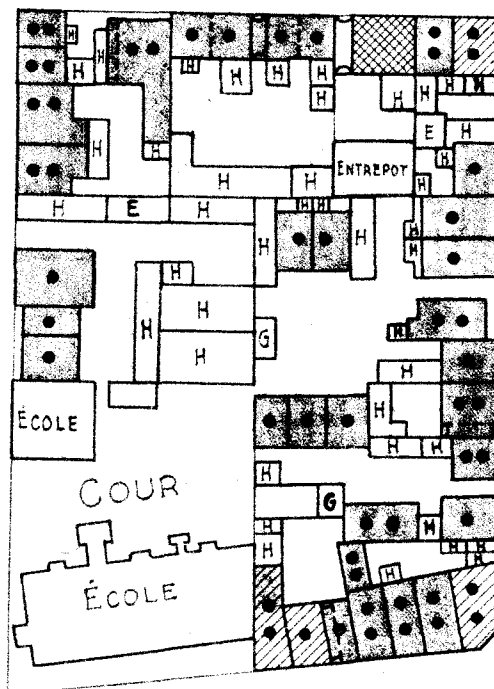
HOUSING SURVEY, 1937



LOT no 54  
BLOCK

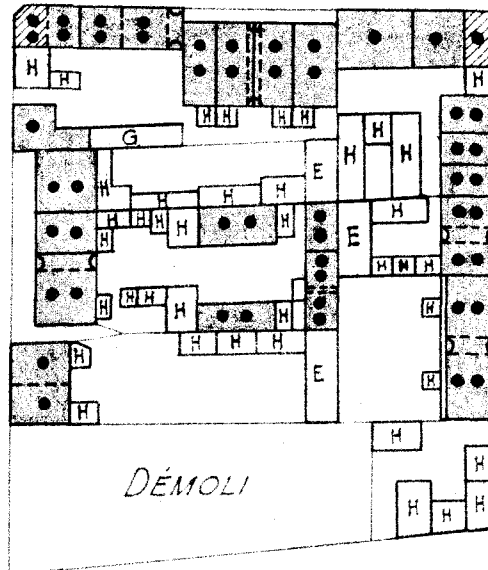
ÉTUDE DU LOGEMENT, 1937

HOUSING SURVEY, 1937



ÉTUDE DU LOGEMENT, 1937

HOUSING SURVEY, 1937







ÉTUDE DU LOGEMENT, 1937


HOUSING SURVEY, 1937


LÉGENDE

SYMBOLS


 *Maison isolée*  
*Detached house*

 *Passage de cour*  
*Covered passageway*


 *Maisons jumelées*  
*Semi-detached houses*


 *Entrée principale à l'arrière*  
*Main entrance in the rear*


 *Duplex*


 *Hangar*  
*Shed*


MAISONS MITOYENNES  
ROW HOUSES


 *Garage particulier*  
*Private garage*


 *Plain-pied - 1 étage*  
*Flat - 1 story*

 *Écurie*  
*Stable*


 *Plain-pied - 2 étages*  
*Flat - 2 stories*


 *Plain-pied - 3 étages*  
*Flat - 3 stories*

 *Maison d'appartements - 2 étages*  
*Apartment-house - 2 stories*

 *Maison d'appartements - 3 étages*  
*Apartment-house - 3 stories*

 *Commerce*  
*Business*

 *Industrie légère*  
*Light industry*

 *Deux étages de plain-pied sur*  
*un étage de commerce*  
*Two stories of flats over*  
*one story of business*

HOUSING CONSTRUCTION AND

POPULATION GROWTH IN MONTREAL

1925 - 1936

HOUSING CONSTRUCTION AND  
POPULATION GROWTH IN MONTREAL  
1925 - 1936

During normal years (1925-1931) an average of over 5,000 new dwelling units were erected annually in Montreal. In the past six years (1932-1937), the average has dropped to well under 1,000. A conservative estimate of the back-log of residential construction would be 20,000 dwelling units.

Residential construction during the pre-depression years kept pace with the increase in the population. Since 1931, however, while residential construction has declined by at least eighty percent, the growth in population has proceeded at approximately the same pre-depression rate; in the five-year period (1926-30), the natural increase of the population was 52,081, while in the next five-year period (1931-35), the increase was 48,215; or an annual average during the ten years 1926-35 of 10,029. No estimate of the influx of immigrant population is available.

The number of marriages taking place in Montreal up to 1931 was on the average slightly more than 6,000 per annum. During 1932 and 1933 the number dropped below 6,000, but since 1934 has been well over the average, and in 1936 reached the highest peak during the past twelve years, totalling 7,635.

During the depression a large number of families have doubled-up, two or more families occupying the same domicile. Among the unemployed this practice has been particularly prevalent, but it has by no means been confined to this section of the community. With the general business upswing this practice is tending to disappear. (Partially counteracting the effect on the housing market of these families now seeking separate residence, is the increasing tendency of proprietors to subdivide large single houses into multiple apartment dwellings.)

The Department of Health estimates that notwithstanding the fact that more than 500 insalubrious dwellings have been closed since 1929, there are at least 1000 dwellings



unfit for human habitation but which are being tolerated for residential purposes due to the fact that there is a shortage of low-rental dwellings. They further state that there are several thousand other dwellings badly in need of repairs in order to make them acceptable to the minimum standard.

Although the exact number is not known, there have been several hundred dwellings expropriated and demolished since 1929 to make room for public works and other developments.

According to the annual check-up of the City Assessors, residential vacancies have shown a steady decline during the past five years, reaching the lowest figure on record in 1936 when the percentage dropped to 3.75%.

While there has been a marked increase in residential construction during the past eighteen months - although the volume is still considerably less than in normal years - it has been confined almost entirely to housing well outside the range of working-class rents, and to wards where there is a negligible proportion of working-class tenants.

The average cost per unit (not including land or improvement charges) of new residential construction(excluding apartment houses) for the past 5 years is as follows:

|      |         |
|------|---------|
| 1932 | \$2245. |
| 1933 | \$2272. |
| 1934 | \$2878. |
| 1935 | \$3014. |
| 1936 | \$3862. |

We are led to conclude, from the foregoing, that a housing shortage is imminent in Montreal. In our opinion this shortage will be most acutely felt by the low-wage section of the community, who must obtain shelter at rents from \$10 to \$16 per month.

#### RECAPITULATION

Montreal is face to face with an acute housing shortage. A vast back-log of housing remains to be undertaken. The growth of the city's population proceeds without interruption. Delayed marriages are increasing the marriage rate. Families previously doubled-up are seeking separate shelter accomodation. Unemployed, restored to gainful

employment, have returned to the competitive rental field. Vacancies have disappeared and the imminence of a rise in rents is in evidence.

In the next 5 years at least 20,000 new dwellings will be required if we are to make any improvement in housing standards.

### OBSERVATIONS

Most of these new houses must be for low-income families. They are the ones who are ill-housed now, they are the ones who suffer most from a housing shortage and high rents.

Meanwhile our blighted areas multiply and grow more aggravated. We must have new dwellings to replace them.

Private enterprise is building only for middle-class and well-to-do families. Low-wage families cannot afford to pay rents for decent, sanitary shelter commercially built, without depriving themselves of necessary food and clothing.

Only with government aid can we clear our slums and build the low-rent housing that is needed to replace them.

-----

A programme of government-aided housing does not involve competition with legitimate private enterprise. To the contrary, the experience elsewhere (England, for example) is that Government participation in low-rent housing has accelerated and encouraged **private building**. Government-aided low-rent housing is confined by a **strict** limitation to low income families - a market in which commercial building is unable to operate with profit. Trafficking in slum properties should not be tolerated, no matter under whose auspices it goes on.

Further, a programme of low-rent housing would have the effect of decreasing unemployment, and thus release a new flow of wealth to the community at large.

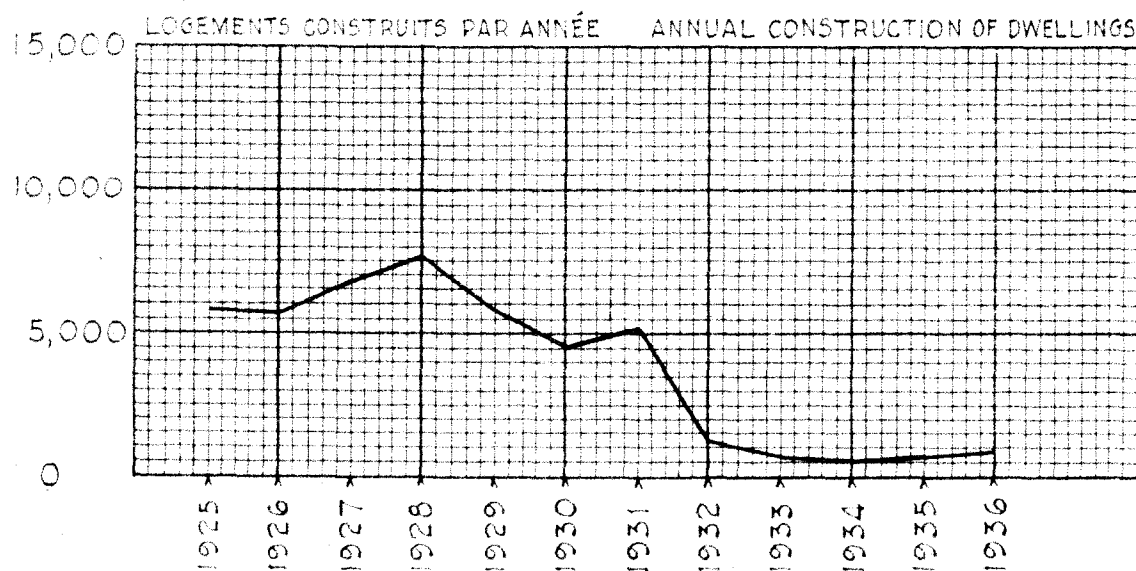
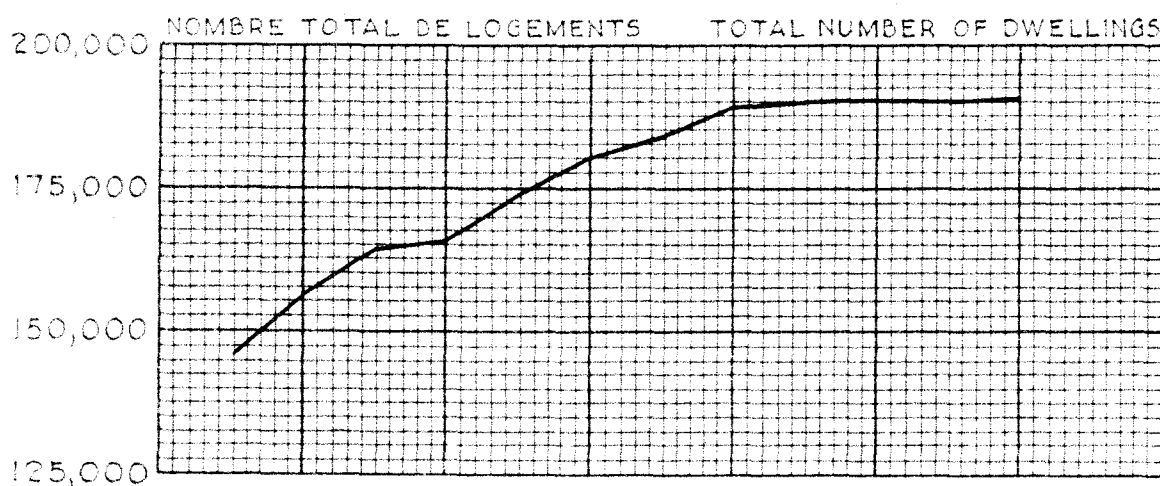
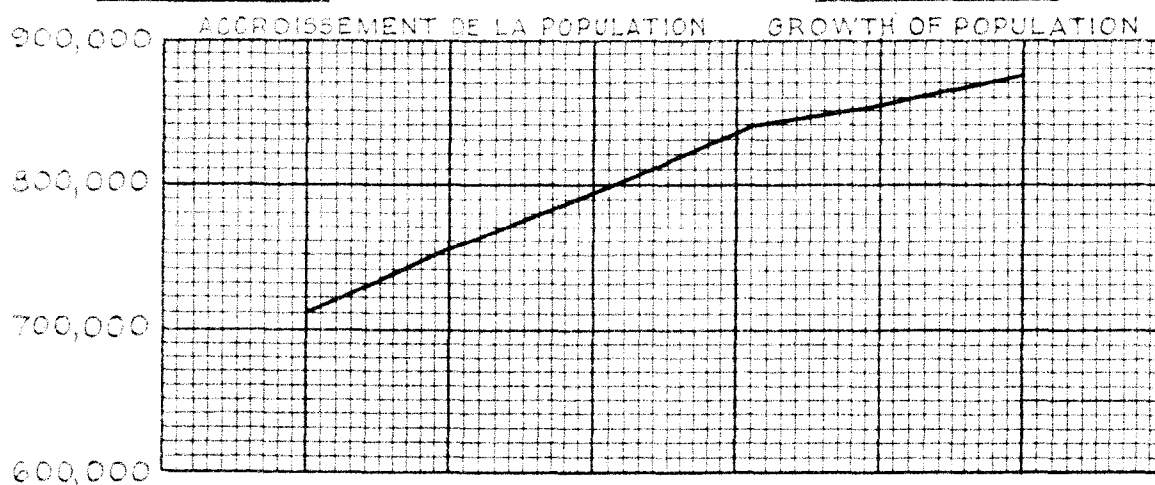
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ÉTUDE DU LOGEMENT, 1938

HOUSING SURVEY, 1938

GRAPHIQUES DES VARIATIONS DE LA POPULATION  
ET DU NOMBRE DES LOGEMENTS  
À MONTRÉAL DE 1925 À 1936

GRAPHS SHOWING GROWTH OF POPULATION  
AND VARIATION IN THE NUMBER OF DWELLINGS  
IN MONTREAL FROM 1925 TO 1936



COMMISSION MÉTROPOLITAINE DE MONTRÉAL  
DÉPARTEMENT D'URBANISME ET DE RECHERCHE

ÉTUDE DU LOGEMENT, 1938

NOMBRE DE LOGEMENTS CONSTRUITS DANS

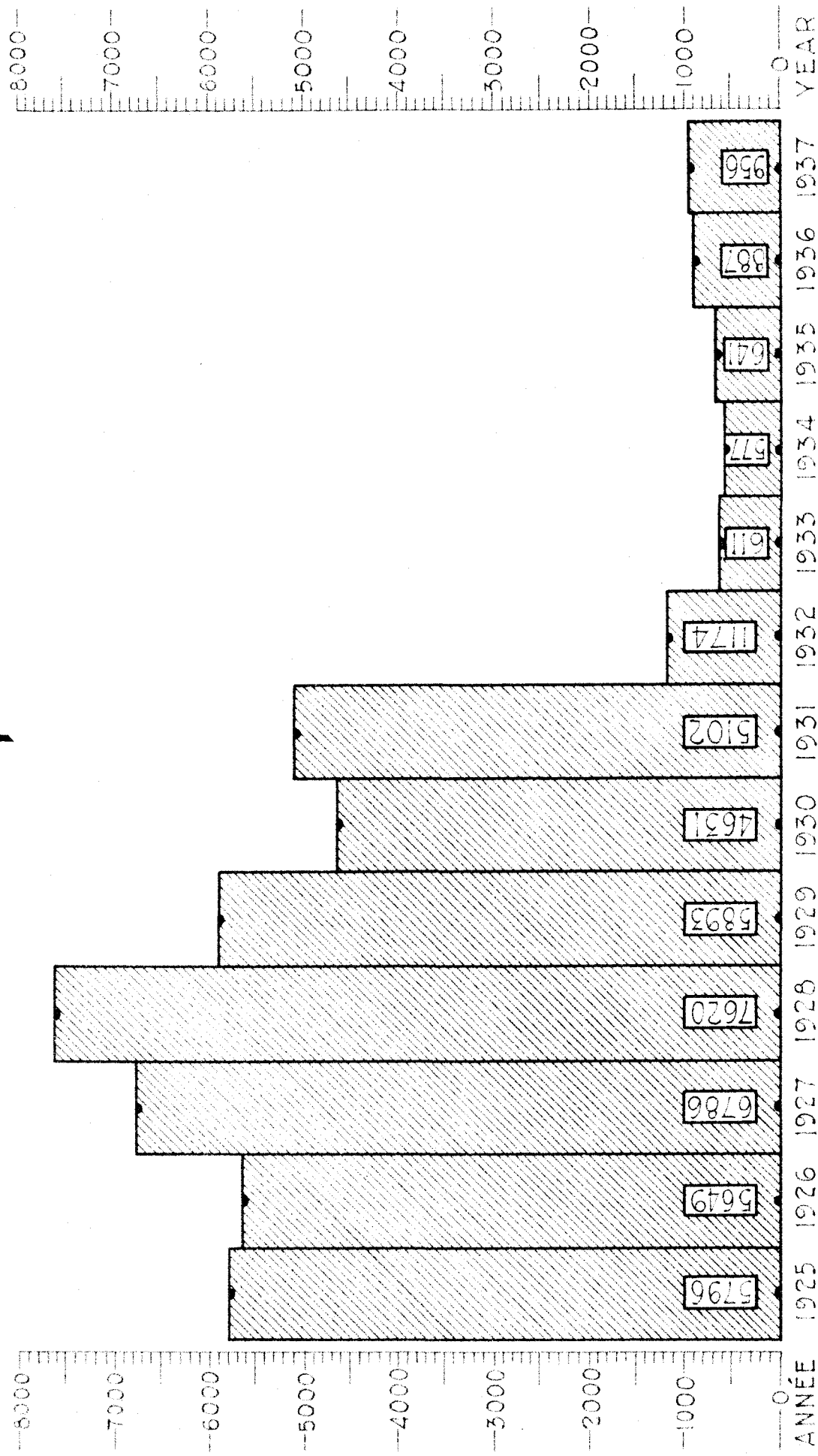
LA CITÉ DE MONTRÉAL DE 1925 À 1937

THE MONTREAL METROPOLITAN COMMISSION  
DEPARTMENT OF PLANNING AND RESEARCH

HOUSING SURVEY, 1938

NUMBER OF DWELLING UNITS CONSTRUCTED

IN THE CITY OF MONTREAL FROM 1925 TO 1937





COMMISSION MÉTROPOLITAINE DE MONTRÉAL  
 DÉPARTEMENT D'URBANISME ET DE RECHERCHE

THE MONTREAL METROPOLITAN COMMISSION  
 DEPARTMENT OF PLANNING AND RESEARCH

ÉTUDE DU LOGEMENT, 1938

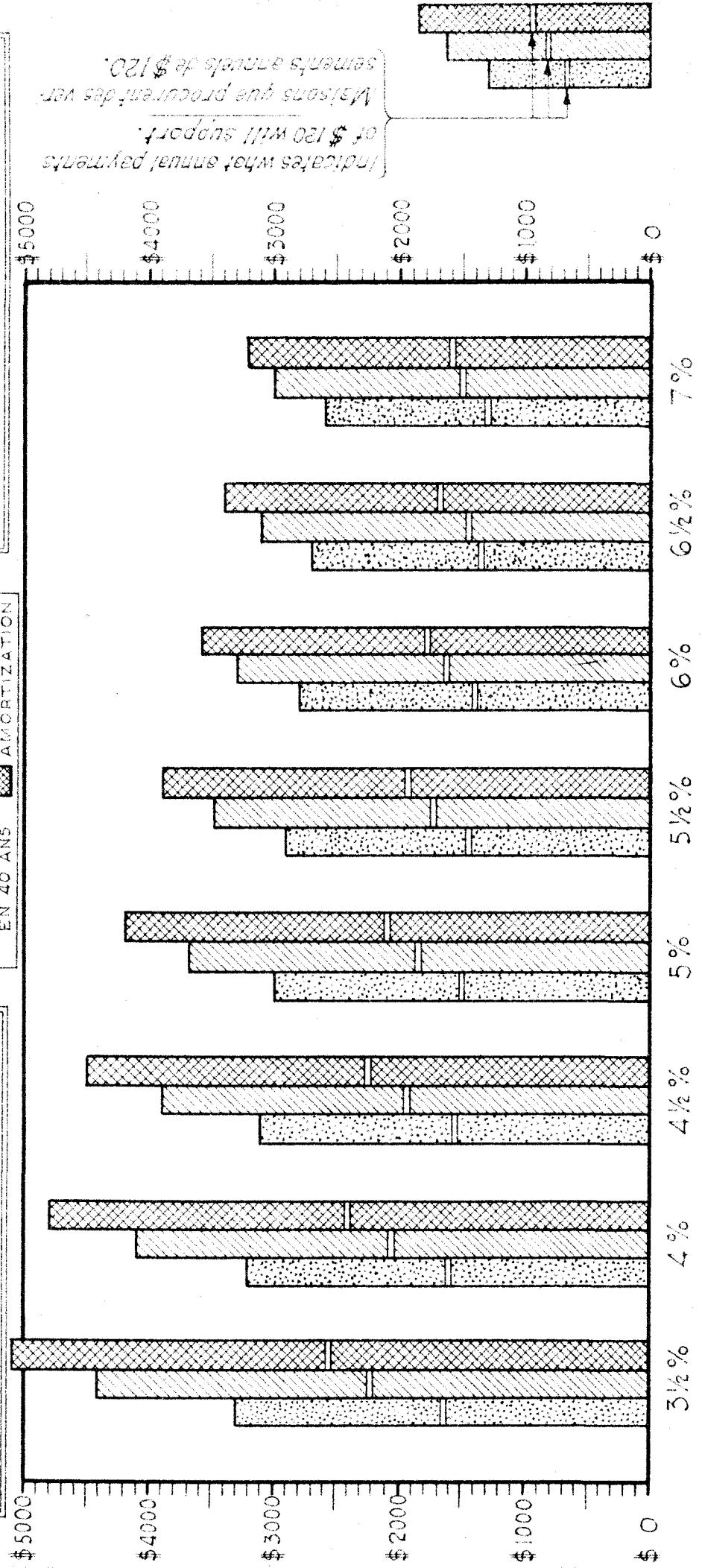
HOUSING SURVEY, 1938

MAISONS QUE PROCURENT DES VERSEMENTS  
 ANNUELS DE \$ 240 ÉCHELONNÉS SUR DES  
 PÉRIODES D'AMORTISSEMENT VARIABLES  
 ET À DIVERS TAUX D'INTÉRÊT.

AMORTISSEMENT EN 20 ANS  
 AMORTISSEMENT EN 30 ANS  
 AMORTISSEMENT EN 40 ANS

20 YEAR AMORTIZATION  
 30 YEAR AMORTIZATION  
 40 YEAR AMORTIZATION

HOUSING WHICH EQUAL ANNUAL  
 PAYMENTS OF \$240 WILL SUPPORT  
 AT VARYING INTEREST RATES AND  
 PERIODS OF AMORTIZATION.



COMMISSION MÉTROPOLITAINE DE MONTREAL  
DÉPARTEMENT D'URBANISME ET DE RECHERCHE

















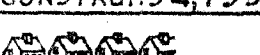

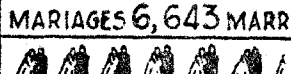
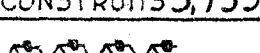
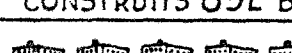
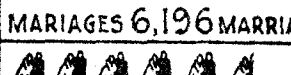


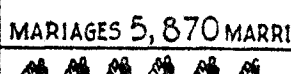


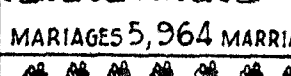


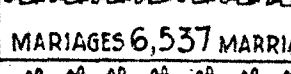


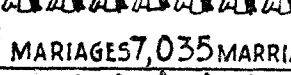


ÉTUDE DU LOGEMENT, 1938

*Nombre de mariages à Montréal  
comparés au nombre de nouveaux logements  
construits de 1925 à 1936*

THE MONTREAL METROPOLITAN COMMISSION  
DEPARTMENT OF PLANNING AND RESEARCH

HOUSING SURVEY, 1938

*Number of marriages in Montreal  
compared with number of new dwelling units  
constructed from 1925 to 1936*

| ANNÉE<br>YEAR | MARIAGES<br>CHAQUE COUPLE<br>REPRÉSENTE<br>1,000 MARIAGES   | MARRIAGES<br>EACH COUPLE<br>REPRESENTS<br>1,000 MARRIAGES | LOGEMENTS<br>CHAQUE MAISON<br>REPRÉSENTE 1,000<br>LOGEMENTS   | DWELLINGS<br>EACH HOUSE<br>REPRESENTS 1,000<br>DWELLING UNITS | MAISONS<br>D'APPARTEMENTS<br>CHAQUE MAISON<br>REPRÉSENTE 300<br>LOGEMENTS                                      | APARTMENT-<br>HOUSES<br>EACH HOUSE<br>REPRESENTS 300<br>DWELLING UNITS |
|---------------|---|---|---|---|--|--|
| 1925          | <br>MARIAGES 6,102 MARRIAGES   |   | <br>CONSTRUITS 5,359 BUILT   |   | <br>CONSTRUITS 437 BUILT    |  |
| 1926          | <br>MARIAGES 6,133 MARRIAGES   |   | <br>CONSTRUITS 5,099 BUILT   |   | <br>CONSTRUITS 550 BUILT    |  |
| 1927          | <br>MARIAGES 6,320 MARRIAGES   |   | <br>CONSTRUITS 5,838 BUILT   |   | <br>CONSTRUITS 948 BUILT    |  |
| 1928          | <br>MARIAGES 6,825 MARRIAGES   |   | <br>CONSTRUITS 5,869 BUILT   |   | <br>CONSTRUITS 1751 BUILT   |  |
| 1929          | <br>MARIAGES 7,332 MARRIAGES |   | <br>CONSTRUITS 4,799 BUILT |   | <br>CONSTRUITS 1294 BUILT |  |
| 1930          | <br>MARIAGES 6,643 MARRIAGES |   | <br>CONSTRUITS 3,739 BUILT |   | <br>CONSTRUITS 892 BUILT  |  |
| 1931          | <br>MARIAGES 6,196 MARRIAGES |   | <br>CONSTRUITS 3,747 BUILT |   | <br>CONSTRUITS 1355 BUILT |  |
| 1932          | <br>MARIAGES 5,870 MARRIAGES |   | <br>CONSTRUITS 1,106 BUILT |   | <br>CONSTRUITS 68 BUILT   |  |
| 1933          | <br>MARIAGES 5,964 MARRIAGES |   | <br>CONSTRUITS 564 BUILT   |   | <br>CONSTRUITS 47 BUILT   |  |
| 1934          | <br>MARIAGES 6,537 MARRIAGES |   | <br>CONSTRUITS 499 BUILT   |   | <br>CONSTRUITS 78 BUILT   |  |
| 1935          | <br>MARIAGES 7,035 MARRIAGES |   | <br>CONSTRUITS 543 BUILT   |   | <br>CONSTRUITS 98 BUILT   |  |
| 1936          | <br>MARIAGES 7,633 MARRIAGES |   | <br>CONSTRUITS 674 BUILT   |   | <br>CONSTRUITS 213 BUILT  |  |

# PERMIS DE CONSTRUIRE

1925 - 1936

| Année | MAISONS              |                        |               | BÂTIMENTS<br>À MAGASINS |                        |              | MAISONS<br>D'APPARTEMENTS |                        |              | Nombre total de<br>logements pour |
|-------|----------------------|------------------------|---------------|-------------------------|------------------------|--------------|---------------------------|------------------------|--------------|-----------------------------------|
|       | Nombre de<br>maisons | Nombre de<br>logements | Valeur        | Nombre de<br>bâtimts    | Nombre de<br>logements | Valeur       | Nombre de<br>maisons      | Nombre de<br>logements | Valeur       |                                   |
| 1925  | 1 757                | 5 029                  | \$ 10 603 983 | 147                     | 330                    | \$ 1 248 250 | 30                        | 437                    | \$ 1 506 000 | 5 796                             |
| 1926  | 1 675                | 4 741                  | 10 039 050    | 158                     | 358                    | 3 242 700    | 46                        | 550                    | 1 660 000    | 5 649                             |
| 1927  | 1 930                | 5 401                  | 12 421 470    | 198                     | 436                    | 2 547 450    | 75                        | 948                    | 2 486 500    | 6 785                             |
| 1928  | 2 010                | 5 532                  | 12 827 609    | 143                     | 337                    | 1 760 300    | 121                       | 1 751                  | 5 948 400    | 7 620                             |
| 1929  | 1 616                | 4 356                  | 10 613 350    | 140                     | 243                    | 2 812 550    | 82                        | 1 294                  | 5 387 850    | 5 893                             |
| 1930  | 1 380                | 3 580                  | 9 661 670     | 86                      | 159                    | 775 100      | 60                        | 892                    | 3 044 000    | 4 631                             |
| 1931  | 1 345                | 3 535                  | 9 314 992     | 96                      | 212                    | 1 239 800    | 106                       | 1 355                  | 3 788 300    | 5 102                             |
| 1932  | 448                  | 1 045                  | 2 345 850     | 34                      | 61                     | 229 550      | 6                         | 68                     | 158 000      | 1 174                             |
| 1933  | 294                  | 546                    | 1 514 050     | 16                      | 18                     | 118 400      | 4                         | 47                     | 48 000       | 611                               |
| 1934  | 250                  | 463                    | 1 332 750     | 23                      | 36                     | 265 500      | 6                         | 78                     | 158 000      | 577                               |
| 1935  | 268                  | 518                    | 1 561 450     | 16                      | 25                     | 133 200      | 9                         | 98                     | 231 500      | 641                               |
| 1936  | 332                  | 656                    | 2 533 475     | 18                      | 18                     | 196 050      | 20                        | 213                    | 490 500      | 887                               |

Source. - Statistiques du Service des Permis de construire.

# VITAL STATISTICS

## CITY OF MONTREAL

1925 - 1936

| Year | Population<br>July 1st | Births | Proportion<br>per 1 M | Deaths | Proportion<br>per 1 M | Natural<br>Increase | Marriages | Proportion<br>per 1 M |
|------|------------------------|--------|-----------------------|--------|-----------------------|---------------------|-----------|-----------------------|
| 1925 | 693 500                | 21 976 | 31.69                 | 9 549  | 13.77                 | 12 427              | 6 102     | 8.80                  |
| 1926 | 713 200                | 21 098 | 29.58                 | 9 660  | 13.54                 | 11 438              | 6 133     | 8.60                  |
| 1927 | 733 460                | 20 740 | 28.28                 | 9 991  | 13.63                 | 10 749              | 6 320     | 8.62                  |
| 1928 | 754 300                | 20 307 | 26.92                 | 10 961 | 14.53                 | 9 346               | 6 825     | 9.05                  |
| 1929 | 775 800                | 20 415 | 26.32                 | 10 604 | 13.67                 | 9 811               | 7 332     | 9.45                  |
| 1930 | 796 800                | 20 993 | 26.33                 | 10 256 | 12.87                 | 10 737              | 6 643     | 8.34                  |
| 1931 | 818 577                | 20 699 | 25.29                 | 9 886  | 12.08                 | 10 813              | 6 196     | 7.57                  |
| 1932 | 833 000                | 19 997 | 24.01                 | 9 728  | 11.68                 | 10 269              | 5 780     | 6.93                  |
| 1933 | 847 000                | 18 431 | 21.76                 | 8 975  | 10.60                 | 9 456               | 5 964     | 7.04                  |
| 1934 | 855 000                | 18 433 | 21.56                 | 8 955  | 10.47                 | 9 478               | 6 536     | 7.64                  |
| 1935 | 863 000                | 17 361 | 20.12                 | 9 162  | 10.62                 | 8 199               | 7 035     | 8.14                  |
| 1936 | 875 000                | 16 725 | 19.11                 | 8 934  | 10.21                 | 7 791               | 7 633     | 8.72                  |

### NATURAL INCREASE OF THE POPULATION

| Years              | Births  | Deaths | Excess of B over D |
|--------------------|---------|--------|--------------------|
| 1926-30<br>5 years | 103 553 | 51 472 | 52 081             |
| 1931-35<br>5 years | 94 921  | 46 706 | 48 215             |
| 1926-35<br>average | 19 847  | 9 818  | 10 029             |

Source. - Statistics of the Department of Health.

# STATISTICS RELATIVE TO MONTREAL HOUSING

1925 - 1936

| Year | Population | True Natural Increase | Estimated Total Increase | Number of Marriages | Number of Dwellings | New Dwellings According to Permits Issued | New Dwellings According to Assessors |
|------|------------|-----------------------|--------------------------|---------------------|---------------------|---|--------------------------------------|
| 1    | 2          | 3                     | 4                        | 5                   | 6                   | 7   |                                      |
| 1925 | 693 500    | 12 427                | 19 200                   | 6 102               | 146 833             | 5 806                                     | 9 175                                |
| 1926 | 713 200    | 11 438                | 19 700                   | 6 133               | 156 802             | 5 649                                     | 9 969                                |
| 1927 | 733 460    | 10 749                | 20 260                   | 6 320               | 164 145             | 6 785                                     | 7 343                                |
| 1928 | 754 300    | 9 346                 | 20 840                   | 6 825               | 166 433             | 7 620                                     | 2 288                                |
| 1929 | 775 800    | 9 811                 | 21 500                   | 7 332               | 174 499             | 5 893                                     | 8 066                                |
| 1930 | 796 800    | 10 737                | 21 000                   | 6 643               | 179 390             | 4 631                                     | 4 891                                |
| 1931 | 818 517    | 10 813                | 21 717                   | 6 196               | 183 920             | 5 102                                     | 4 530                                |
| 1932 | 833 000    | 10 269                | 14 483                   | 5 780               | 188 592             | 1 174                                     | 4 672                                |
| 1933 | 847 000    | 9 456                 | 14 000                   | 5 964               | 189 446             | 611                                       | 854                                  |
| 1934 | 855 000    | 9 478                 | 8 000                    | 6 536               | 189 681             | 577                                       | 235                                  |
| 1935 | 863 000    | 8 199                 | 8 000                    | 7 035               | 189 879             | 641                                       | 198                                  |
| 1936 | 875 000    | 7 791                 | 12 000                   | 7 633               | 190 681             | 887                                       | 802                                  |
|      |            | 120 514               | 200 700                  | 78 499              |                     | 45 376                                    | 53 023                               |

Source. - Columns 1, 2, 3, 4: Department of Health. - Columns 5 and 7: Board of Assessors.  
Column 6: Department of Building Construction.

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#### IV LA FAMILLE - THE HOUSEHOLD

| NOMBRE DE PERSONNES - No OF PERSONS                             |                  |               |   |                   |   |       | DISPOSITION POUR LE SOMMEIL - SLEEPING ARRANGEMENTS               |                            |                                  |   |   |  |                    | APPARENCE DE BIEN-ÊTRE<br>EVIDENCE OF COMFORT |  |  |
|---|------------------|---------------|---|-------------------|---|-------|---|----------------------------|----------------------------------|---|---|--|--------------------|---|--|--|
| FAMILLES<br>FAMILIES  | BEBÉS<br>INFANTS | 3-16<br>YEARS |   | ADULTES<br>ADULTS |   | TOTAL | No DE LITS<br>No OF BEDS  |                            | No DE DORMEURS<br>No SLEEPING ON |   | NOTES   |  | OUI<br>YES         | NON<br>NO                                     | APPARENCE DE PAUVRETÉ<br>EVIDENCE OF POVERTY |  |
|   |                  | M             | F | M                 | F |       | DOUBLES   | CANAPÉ<br>COUCH            |                                  | SEXES DIFFÉRENTS<br>DANS UNE MÊME CHAMBRE<br>OPPOSITE SEXES IN ONE ROOM           |   |  |                    |   |  |  |
| FAMILLE No1<br>FAMILY No1                                       |                  |               |   |                   |   |       |   | SIMPLES<br>SINGLE          | PLANCHER<br>FLOOR                | ADULTES ET ENFANTS DANS<br>UNE MÊME CHAMBRE<br>ADULTS AND CHILDREN<br>IN ONE ROOM |   |  |                    |   |  |  |
| FAMILLE No2<br>FAMILY No2                                       |                  |               |   |                   |   |       |   | LITS DE<br>SANGLES<br>COTS | AUTRES<br>OTHER                  | SURPEUPLEMENT<br>SPECIAL CROWDING   |   |  |                    |   |  |  |
| AUTRES<br>OTHERS  |                  |               |   |                   |   |       |   |                            |                                  |   |   |  |                    |   |  |  |
| No DE DÉMÉNAGEMENTS DEPUIS 3 ANS<br>No OF MOVES LAST 3 YEARS    |                  |               |   |                   |   |       | RAISON DU DERNIER DÉMÉNAGEMENT<br>REASON FOR LAST MOVE            |                            |                                  |   | DÉPENSES HEBDOMADAIRES DE TRANSPORT<br>WEEKLY EXPENSES FOR TRANSPORTATION |  |                    |   |  |  |
| No DE DÉMÉNAGEMENTS L'AN DERNIER<br>No OF MOVES LAST YEAR       |                  |               |   |                   |   |       |   |                            |                                  |   | OÙ VOUDRAIT-ON HABITER ?<br>WHERE WOULD THEY LIKE TO LIVE ?               |  |                    |   |  |  |
| DURÉE DE L'HABITATION DANS CE LOGIS<br>HOW LONG AT THIS ADDRESS |                  |               |   |                   |   |       | RAISON DE L'HABITATION DANS CE LOGIS<br>REASON FOR RESIDENCE HERE |                            |                                  |   | CENTRE  |  | BANLIEUE<br>SUBURB |   | CAMPAGNE<br>COUNTRY                          |  |
| REMARQUES<br>REMARKS  |                  |               |   |                   |   |       |   |                            |                                  |   |   |  |                    |   |  |  |

V LOYER - RENT

| LOYER MENSUEL<br>MONTHLY RENT           | COMPREND<br>INCLUDES       | ARRERAGES<br>IN ARREARS                         | LOYER PAYÉ PAR - RENT PAID BY |                                 |                   |                      |
|---|----------------------------|---|-------------------------------|---------------------------------|-------------------|----------------------|
|   |                            |   | FAMILLE<br>FAMILY             | OEUVRE SOCIALE<br>SOCIAL AGENCY | SECOURS<br>RELIEF | PARENTS<br>RELATIVES |
| PROPRIÉTAIRE<br>DU LOGIS<br>HOUSE OWNED | COUT ANNUEL<br>YEARLY COST | ARRERAGES SUR HYPOTHEQUE<br>ARREARS ON MORTGAGE | IMPÔTS<br>TAXES               | REMARQUES<br>REMARKS            |                   |                      |

## VI REVENUE - INCOME

| PERSONNE<br>PERSON                | OCCUPATION | ENTIER<br>FULL | PARTIEL<br>PART | SALAIRE HEBD<br>WEEKLY WAGE | CHÔMEUR<br>UNEMPLOYED | ASSISTÉ<br>RELIEF | PENSION | CONTRIBUTION<br>A LA FAMILLE<br>TO HOUSEHOLD |
|-----------------------------------|------------|----------------|-----------------|-----------------------------|-----------------------|-------------------|---------|--|
| 1                                 |            |                |                 |                             |                       |                   |         |  |
| 2                                 |            |                |                 |                             |                       |                   |         |  |
| 3                                 |            |                |                 |                             |                       |                   |         |  |
| 4                                 |            |                |                 |                             |                       |                   |         |  |
| PENSIONNAIRE<br>BOARDER OR ROOMER |            |                |                 |                             |                       |                   |         |  |
|                                   |            |                | TOTAL           |                             |                       |                   |         | TOTAL  |

| REMARQUES<br>REMARKS | LEGENDE - LEGEND |                       |
|----------------------|------------------|-----------------------|
|                      | A                | TRÈS BON<br>VERY GOOD |
|                      | B                | BON<br>GOOD           |
|                      | C                | PASSABLE<br>FAIR      |
|                      | X                | MAUVAIS<br>BAD        |

A full-page view of a blank sheet of graph paper. The grid consists of small squares formed by thin black lines. There are no margins or additional markings on the page.

DATE \_\_\_\_\_ No. \_\_\_\_\_ TOM  
NAME \_\_\_\_\_

## COMMISSION MÉTROPOLITAINE DE MONTRÉAL - MONTREAL METROPOLITAN COMMISSION

DÉPARTEMENT D'URBANISME ET DE RECHERCHE  
DEPARTMENT OF PLANNING AND RESEARCH

## FICHE DE LOGEMENT - HOUSING SURVEY

## I RENSEIGNEMENTS GÉNÉRAUX-GENERAL INFORMATION

|   |                           |  |      |   |  |
|---|---------------------------|--|------|---|--|
| No<br>SECTEUR<br>DISTRICT   | ENQUÊTEUR<br>INVESTIGATOR | DATE   | DATE |   |  |
|   |                           | REVISOR                                      | COTE |   |  |
|   |                           | DATING                                       |      |   |  |
|   |                           |  |      |   |  |
| Rue<br>Street   |                           | No<br>Près de la rue<br>Nearest cross street |      | Quartier<br>Ward                                  |  |
| Locataire<br>Householder  |                           | Nationalité<br>Nationality                   |      | Occupation  |  |
| Propriétaire<br>Owner   |                           | Adresse<br>Address                           |      | Impôt municipal<br>City assesment                 |  |
| Ecole fréquentée<br>par les enfants<br>School attended<br>by children |                           | Religion<br>Church                           |      | Terrain de jeu le plus près<br>Nearest playground |  |

## II L'IMMEUBLE - THE BUILDING

| CONSTRUCTION   |         |        |        | PLAIN-PIED<br>FLAT  |                       | M J<br>S O       |                  | M I<br>S C                |                       | IMMEUBLE DE RAPPORT<br>APARTMENT HOUSE |  |                 |  | PENSION<br>RM H |  | NOMBRE<br>D'ETAGES<br>(LOGEMENT)<br>No of<br>STORIES<br>(DWELLING) |  | AFFAIRE<br>DANS<br>L'IMMEUBLE<br>BUSINESS<br>IN<br>BLDG |  | GENRE<br>D'AFFAIRE<br>TYPE<br>OF<br>BUSINESS |  | APPARENCE EXT<br>EXT APPEARANCE |  |                                |  |  |  |                               |  |  |  |                              |  |  |  |                             |  |  |  |                              |  |  |  |                           |  |  |  |                             |  |  |  |  |  |  |  |  |  |  |  |
|--|---------|--------|--------|---|-----------------------|------------------|------------------|---------------------------|-----------------------|--|--|-----------------|--|-----------------|--|--|--|---|--|--|--|---------------------------------|--|--------------------------------|--|--|--|-------------------------------|--|--|--|------------------------------|--|--|--|-----------------------------|--|--|--|------------------------------|--|--|--|---------------------------|--|--|--|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|
| B<br>W   | BR<br>B | P<br>S | A<br>O | 2<br>ETAGES<br>FLOORS   | 3<br>ETAGES<br>FLOORS | ETAGES<br>FLOORS | ETAGES<br>FLOORS | 2<br>ETAGES<br>FLOORS     | 3<br>ETAGES<br>FLOORS | 4<br>ETAGES<br>FLOORS                  |  |                 |  |                 |  |  |  |   |  |  |  |                                 |  |                                |  |  |  |                               |  |  |  |                              |  |  |  |                             |  |  |  |                              |  |  |  |                           |  |  |  |                             |  |  |  |  |  |  |  |  |  |  |  |
|  |         |        |        |   |                       |                  |                  |                           |                       |  |  |                 |  |                 |  |  |  |   |  |  |  |                                 |  |                                |  |  |  |                               |  |  |  |                              |  |  |  |                             |  |  |  |                              |  |  |  |                           |  |  |  |                             |  |  |  |  |  |  |  |  |  |  |  |
| SURFACE<br>SUR LE LOT<br>SPACE ON LOT<br>PIEDS- FEET |         |        |        | FONDACTIONS<br>FOUNDATION   |                       |                  |                  | CAVE<br>CELLAR            |                       |  |  | TOIT<br>ROOF    |  |                 |  | MURS<br>WALLS  |  |   |  | PEINTURE<br>PAINT                            |  |                                 |  | ESCALIER EXT<br>OUTSIDE STAIRS |  |  |  | ESCALIER INT<br>INSIDE STAIRS |  |  |  | PROPRETÉ-CLEANLINESS         |  |  |  |                             |  |  |  |                              |  |  |  |                           |  |  |  |                             |  |  |  |  |  |  |  |  |  |  |  |
|  |         |        |        |   |                       |                  |                  |                           |                       |  |  |                 |  |                 |  |  |  |   |  |  |  |                                 |  |                                |  |  |  |                               |  |  |  |                              |  |  |  |                             |  |  |  |                              |  |  |  |                           |  |  |  |                             |  |  |  |  |  |  |  |  |  |  |  |
| ENTRÉE DE L'IMMEUBLE<br>ACCESS TO BUILDING           |         |        |        | OBSTACLES À L'ÉCLAIRAGE EXT<br>SUNLIGHT HINDRANCE                 |                       |                  |                  | ESPACE LIBRE - OPEN SPACE |                       |  |  |                 |  |                 |  |  |  |   |  |  |  |                                 |  |                                |  |  |  |                               |  |  |  |                              |  |  |  |                             |  |  |  |                              |  |  |  |                           |  |  |  |                             |  |  |  |  |  |  |  |  |  |  |  |
| RUE<br>STREET  |         |        |        | PASSAGE<br>ALLEY  |                       |                  |                  | COUR<br>COURT             |                       |  |  | ARRIÈRE<br>REAR |  |                 |  | RUE<br>ÉTROITE<br>NARROW ST  |  |   |  | IMM VOISIN<br>ADJ BLDG                       |  |                                 |  | HANGAR<br>SHED                 |  |  |  | AUTRES<br>OTHER               |  |  |  | DROITE<br>RIGHT<br>PDS- FEET |  |  |  | GAUCHE<br>LEFT<br>PDS- FEET |  |  |  | ARRIÈRE<br>REAR<br>PDS- FEET |  |  |  | COUR<br>YARD<br>PDS- FEET |  |  |  | RUELLE<br>LANE<br>PDS- FEET |  |  |  | COURRETTE<br>INT<br>INNER COURT<br>PDS- FEET |  |  |  | COURRETTE<br>EXT<br>OUTER COURT<br>PDS- FEET |  |  |  |
|  |         |        |        |   |                       |                  |                  |                           |                       |  |  |                 |  |                 |  |  |  |   |  |  |  |                                 |  |                                |  |  |  |                               |  |  |  |                              |  |  |  |                             |  |  |  |                              |  |  |  |                           |  |  |  |                             |  |  |  |  |  |  |  |  |  |  |  |
| MAGASIN DU COMBUSTIBLE<br>LOCATION OF FUEL STORAGE   |         |        |        | AUTRES BÂTIMENTS ET DEPENDANCES<br>OTHER STRUCTURES AND OUTHOUSES |                       |                  |                  | REMARQUES<br>REMARKS      |                       |  |  |                 |  |                 |  |  |  |   |  |  |  |                                 |  |                                |  |  |  |                               |  |  |  |                              |  |  |  |                             |  |  |  |                              |  |  |  |                           |  |  |  |                             |  |  |  |  |  |  |  |  |  |  |  |
|  |         |        |        |   |                       |                  |                  |                           |                       |  |  |                 |  |                 |  |  |  |   |  |  |  |                                 |  |                                |  |  |  |                               |  |  |  |                              |  |  |  |                             |  |  |  |                              |  |  |  |                           |  |  |  |                             |  |  |  |  |  |  |  |  |  |  |  |
| ECURIE-DIST DE LA MAISON<br>STABLE-DIST FROM HOUSE   |         |        |        |   |                       |                  |                  |                           |                       |  |  |                 |  |                 |  |  |  |   |  |  |  |                                 |  |                                |  |  |  |                               |  |  |  |                              |  |  |  |                             |  |  |  |                              |  |  |  |                           |  |  |  |                             |  |  |  |  |  |  |  |  |  |  |  |
|  |         |        |        |   |                       |                  |                  |                           |                       |  |  |                 |  |                 |  |  |  |   |  |  |  |                                 |  |                                |  |  |  |                               |  |  |  |                              |  |  |  |                             |  |  |  |                              |  |  |  |                           |  |  |  |                             |  |  |  |  |  |  |  |  |  |  |  |

## III LE LOGEMENT - THE DWELLING UNIT

| ETAGE DU LOGEMENT<br>STOREY OF DWELLING |                |   |   |   |                  | ODEUR<br>SMELL |                |                               | PROVISIONS<br>FOOD STORAGE         |                 |                 |            | CUISINE - COOKING |              |              |         |                        |  |  |  |
|---|----------------|---|---|---|------------------|----------------|----------------|-------------------------------|------------------------------------|-----------------|-----------------|------------|-------------------|--------------|--------------|---------|------------------------|--|--|--|
| Sous-sol<br>BASEMENT                    | CAVE<br>CELLAR | 1 | 2 | 3 | GRENIER<br>ATTIC | INT<br>INSIDE  | EXT<br>OUTSIDE | GLACIÈRE<br>REFRIG-<br>ERATOR | GARDE-<br>MANGER<br>CON-<br>TAINER | AUTRES<br>OTHER | CHARBON<br>COAL | GAZ<br>GAS | ELECT             | HUILE<br>OIL | BOIS<br>WOOD | INDIVID | COM-<br>MUNE<br>SHARED |  |  |  |
|   |                |   |   |   |                  |                |                |                               |                                    |                 |                 |            |                   |              |              |         |                        |  |  |  |

## PIÈCES-ROOMS

| DESCRIPTION                   | No | DIMENSIONS<br>SIZE |   |     |    | FENÊ-<br>TRES<br>WINDOWS | LUMIÈRE-LIGHT |       |               |                | CHAUFFAGE<br>HEAT |                |               | VENTILATION |       | ODEUR<br>SMELL | PLANCHER<br>FLOOR |            | DÉGRADATION-DILIPIDATION |                   |                    |            |
|-------------------------------|----|--------------------|---|-----|----|--------------------------|---------------|-------|---------------|----------------|-------------------|----------------|---------------|-------------|-------|----------------|-------------------|------------|--------------------------|-------------------|--------------------|------------|
|                               |    | P-S                | M | G-L | No |                          | DIR           | INDIR | Bonne<br>GOOD | Sombre<br>DARK | CEN-<br>TRAL      | Poêle<br>STOVE | AUCUN<br>NONE | DIR         | INDIR |                | B D<br>H W        | B M<br>S W | MURS<br>WALLS            | PLANCHER<br>FLOOR | PLAFOND<br>CEILING | P-F<br>D-W |
| SALON<br>LIVING ROOM          |    |                    |   |     |    |                          |               |       |               |                |                   |                |               |             |       |                |                   |            |                          |                   |                    |            |
| SALLE À MANGER<br>DINING ROOM |    |                    |   |     |    |                          |               |       |               |                |                   |                |               |             |       |                |                   |            |                          |                   |                    |            |
| CUISINE<br>KITCHEN            |    |                    |   |     |    |                          |               |       |               |                |                   |                |               |             |       |                |                   |            |                          |                   |                    |            |
| CHAMBRES<br>ROOMS             | 1  |                    |   |     |    |                          |               |       |               |                |                   |                |               |             |       |                |                   |            |                          |                   |                    |            |
|                               | 2  |                    |   |     |    |                          |               |       |               |                |                   |                |               |             |       |                |                   |            |                          |                   |                    |            |
|                               | 3  |                    |   |     |    |                          |               |       |               |                |                   |                |               |             |       |                |                   |            |                          |                   |                    |            |
|                               | 4  |                    |   |     |    |                          |               |       |               |                |                   |                |               |             |       |                |                   |            |                          |                   |                    |            |
|                               | 5  |                    |   |     |    |                          |               |       |               |                |                   |                |               |             |       |                |                   |            |                          |                   |                    |            |
| AUTRES<br>OTHER               |    |                    |   |     |    |                          |               |       |               |                |                   |                |               |             |       |                |                   |            |                          |                   |                    |            |
| TOTAL                         |    |                    |   |     |    |                          |               |       |               |                |                   |                |               |             |       |                |                   |            |                          |                   |                    |            |

## SERVICE D'EAU-WATER SUPPLY

|                                  |  |     |     |                |               |                                  |     |             |   |   |   |                                  |              |             |   |   |   |                       |                    |
|----------------------------------|--|-----|-----|----------------|---------------|----------------------------------|-----|-------------|---|---|---|----------------------------------|--------------|-------------|---|---|---|-----------------------|--------------------|
| No DE ROBINETS<br>No OF TAPS     |  | INT | EXT | FROIDE<br>COLD | CHAUDE<br>HOT | W.C.                             | INT | EXT         | A | B | C | X                                | BAIN<br>BATH | A           | B | C | X | PLOMBERIE<br>PLUMBING | ELECT              |
|                                  |  |     |     |                |               |                                  |     |             |   |   |   |                                  |              |             |   |   |   |                       |                    |
| No DE FAMILLES<br>No OF FAMILIES |  |     |     |                |               | No DE FAMILLES<br>No OF FAMILIES |     | VENTILATION |   |   |   | No DE FAMILLES<br>No OF FAMILIES |              | VENTILATION |   |   |   | ANCIENNE<br>OLD       | GAZ<br>GAS         |
|                                  |  |     |     |                |               |                                  |     |             |   |   |   |                                  |              |             |   |   |   | MODERNE<br>MODERN     | HUILE<br>OIL       |
|                                  |  |     |     |                |               |                                  |     |             |   |   |   |                                  |              |             |   |   |   |                       | BOUGIES<br>CANDLES |

## ETAT GÉNÉRAL - GENERAL CONDITION

| PROPRETÉ<br>CLEANLINESS | HUMIDITÉ<br>DAMPNESS | VÉRMI<br>VERMIN        | REMARQUES<br>REMARKS |
|-------------------------|----------------------|------------------------|----------------------|
| A                       | HUMIDE<br>DAMP       | RATS                   |                      |
| B                       | VOIE D'EAU<br>LEAKY  | PUNAISES<br>BUGS       |                      |
| C                       | INONDÉ<br>FLOODED    | BLATTES<br>COCKROACHES |                      |
| X                       |                      |                        |                      |