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1920, and the majority of them during the years following the Great Fire. By comparison, the national average of buildings in urban centres erected previous to 1920 is only 30%. Today the average Canadian city is building twice as fast as Saint John.

Further, most of the buildings after the Fire were erected to alleviate the conditions of thousands of homeless people. They were built almost entirely of wood — hastily, and very cheaply. The city provided allotments of two hundred dollars to builders, and from this and their own inconsiderable resources the families rebuilt their homes. By World War I, ominous signs of wear were becoming apparent. Neglect, and decay became the keywords of the city's housing

condition, particularly, though certainly not completely, with respect to these post-Fire houses. And these buildings, which from the outset had tended to accommodate an enlarged economically deprived group of citizens, became their exclusive habitation.

The statistics for poor housing conditions rate Saint John as the highest in Canada. In 1961 the Bureau of Statistics reported that one out of every four houses in the city required minor repair. 2,016 houses were deemed requiring major repairs, or 14% of the total city housing, as against the Canadian average of 5.6%. Applying a somewhat more rigorous standard, Professor George Potvin in a 1956-7 urban renewal study designated four thousand structures for demolition.

The truer nature of the situation beomes more evident when you consider the distribution of these substandard houses falls within more or less definite areas to create neighbourhoods and neighbourhood clusters, or what we generally call, slums.

According to a 1961 survey of the entire city for basic defici-



"A man hired by the landlord came once a month and shovelled the accumulated garbage in the special room into his truck to haul it away." There is no regular city collection of garbage.

encies, 1,584 dwellings were without exclusive use of a flush toilet, and 3,527 without use of a bath or shower; that is, for the most part, families or apartments were sharing, or 'doubling up', for these facilities. Buildings throughout the city without furnace heating numbered 8,798.

Overcrowding in the already mentioned areas by Saint John standards is a not too excessive 6%. But 'Saint John standards' means: for one room — a maxi-

mum of two people; for two rooms — a maximum of three people; for three rooms — five people; for five rooms — ten people. By the Dominion Bureau of Statistics standard of one room per person overcrowded dwellings climbs to 24%. In the South End part of town; the 1961 gross density of people per acre was 351, about par with the average city density. However, Planning Commission surveys revealed that in certain sections the actual densities ranged as high as one hun-