

BUREAU OF MUNICIPAL RESEARCH

TORONTO'S CITIZENS CAN CONTROL TORONTO'S AFFAIRS ONLY
THROUGH FREQUENT, PROMPT, ACCURATE AND PERTINENT INFOR-
MATION WITH REGARD TO TORONTO'S BUSINESS.

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A HOME OWNING CITIZENSHIP

The trend in housing away from the single family dwelling is due to many causes. Among these are:—

1. The decrease in the size of the average family.
2. The increase in the proportion of older people in the population.
3. Insecurity of income.
4. The increase in municipal taxation.

In Toronto the apparent decline in the relative number of single family dwellings may be due in part to the movement of some of the population from the City to the suburbs, but the same tendencies with regard to dwellings are beginning to manifest themselves in some suburban districts. Some ascribe the relative decline in the single family dwelling to increased selfishness and love of comfort, which they claim are the real causes, the apparent causes being but symptoms.

Some may even claim that the apparent causes of the shift may be effects, not causes, that a decrease in the size of the average family is caused by being forced into multiple dwellings and not vice versa, that the increase in the number of older people in the population is due entirely to the restriction in size of the family, and that the increase in municipal taxation is not the cause of lessened home ownership, but that lessened home ownership is a cause of increased taxation. Possibly both schools of thought are right in part. It may well be that increased taxation discourages home ownership and that lessened home ownership may be a cause of increased taxation.

SOME TENDENCIES WORTH STUDYING, 1927-1937 INCLUSIVE

Compiled from Official Sources.

	1937	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927
HOUSES:											
Occupied by Owners	57,609	59,093	59,939	61,572	62,700	63,860	64,644	64,372	63,417	63,976	64,178
Occupied by Tenants	50,369	48,972	47,779	45,207	43,664	43,270	42,053	42,148	41,695	42,177	39,599
Total Occupied	107,978	108,065	107,718	106,779	106,364	107,130	106,707	106,520	105,112	106,133	103,777
Vacant	2,031	2,139	2,362	3,014	3,407	2,670	2,205	1,745	2,340	3,253	4,343
Unfinished	140	152	197	144	91	192	387	403	562	632	649
Total Houses	110,149	110,356	110,273	109,934	109,862	109,992	109,289	108,668	108,014	110,038	108,769
OTHER DWELLINGS:											
Duplexes	5,112	4,958	4,756	4,693	4,652	4,555	4,280	3,604	3,288	?	?
Triplexes	508	480	454	422	435	413	410	418	399	379	957
Apartment Houses	751	740	738	719	725	737	726	960	872	846	
Apartments over Stores	9,878	9,708	9,178	9,346	8,967	8,515	8,244	7,292	7,417	7,481	7,332
Total occupied Suites in above 4 Classes	32,428	31,230	29,666	28,696	26,637	26,128	26,203	25,074	23,790	20,094	18,151
Total Occupied Family Dwellings	140,406	139,295	137,384	135,475	133,001	133,258	132,900	131,594	128,902	126,247	121,928
PERCENTAGES—Houses Occupied by Owners to:											
(a) Total Family Dwellings	41.0%	42.4%	43.6%	45.4%	47.1%	47.6%	48.6%	48.9%	49.2%	50.7%	52.6%
(b) Total Occupied Houses	53.4%	54.7%	55.6%	57.7%	58.9%	59.6%	60.6%	60.4%	60.3%	60.3%	61.8%
Population	648,309	645,462	638,271	629,285	623,562	626,674	627,231	621,596	606,370	585,628	569,899

WHATEVER THE CAUSE, IT IS EVIDENT FROM A STUDY OF THE FIGURES THAT:

The table above summarizes some important facts with regard to tendencies in the Toronto area since 1927.

- In spite of the increase in population, the number of home owners has decreased by more than 6,500 from the 1927 figures.
- That the number of occupied apartments in multiple dwellings has increased over 8,600 or over 36% since 1929.
- While there are a certain number of owners, not readily obtainable, who reside in multiple apartment buildings, which they own, and therefore the picture is not complete, the number of families living in houses they own was 41% of the total family dwellings in 1937 and 52.6% in 1927.
- Of the total number of occupied single houses, 53.4% were occupied by their owners in 1937 and 61.8% in 1927.
- That the decline began noticeably after 1931, being relatively stationary between 1927 and 1931.
- That the period of the beginning of decline in home ownership coincides largely with the beginning of greatly increased cost of social services, the beginning of the piling up of tax arrears, and the loss of income which accompanied the depression.

Do these facts supply food for thought and subjects for discussion during and between election campaigns?

The table following presents some facts on the basis of 1937 statistics.

Number of Home Owners	57,609
Number of Husbands or Wives of home owners, about	57,000
Number of other voters of these families, possibly	10,000
Total number of estimated home ownership voters, if taxes were paid, about	125,000
Number of pieces of improved property other than houses occupied by owners, say, about 70,000. Allowing for Company ownership, Corporation ownership and duplicate ownership, would it be reasonable to suggest that the number of owners of this property and security holders of this having the right to vote is not less than	10,000
If so the possible direct or indirect property vote does not fall below	135,000

Yet the number of individuals who voted at the last civic election was only 128,177. And this included householders on relief and their friends, public employees and their friends and others directly interested in municipal expenditures. Possibly 40% or 50% of all those entitled to vote did vote. What percentage of property owners with the right to vote actually voted?

Is the light vote due to satisfaction with existing conditions or hopelessness of trying to improve them? Neither feeling is justified.

In 1938 there were approximately 350,000 names on the Voters' List. Allowing for duplication at 25%, the number of individual voters would be approximately 262,000. The full exercise of their franchise by those having a direct interest in real property could have therefore an important influence in the civic election.

All the facts being considered impartially, the vital interests of property owners and property users with regard to economic government coincide. They are not divergent.