

Land Use



Riley Park/South Cambie **RPSC**

Land uses are often divided into broad categories like residential, commercial, industrial and institutional. Within each category, more specific uses can be identified. For example, residential uses can be classified as single-family, duplex and apartment uses.

Land Use in Riley Park/South Cambie

Single family housing is the dominant land use in Riley Park/South Cambie. Single family houses (including houses with secondary suites) occupy 36% of the total land area. Duplexes, rowhouses and apartments, located mainly along 16th Avenue and along Cambie Street between 19th and 23rd Avenues, occupy another 7% of the land area.

Parks and other open spaces occupy over 16% of the land area, which is significantly higher than the citywide figure of 10%. The higher proportion of parks and open space in RPSC is due to Queen Elizabeth Park and Mountain View Cemetery.

Only 1% of land in RPSC is occupied by industrial uses, such as transportation, communication and utilities. The area of land used for commercial activities is also fairly small (2%). The main commercial areas in RPSC are located along Cambie and Main Streets.

Often overlooked is land used for traffic and circulation. In RPSC, 29% of the land area is allocated to streets, lanes, and sidewalks. This number is

consistent with the overall Vancouver figure.

Data Limitations

The data used for this land use description are from the BC Assessment Authority. The complex categories used for assessment purposes were simplified into categories that reflect uses within the City's Zoning and Development By-law. No field checking was undertaken by the City.

Source:

City of Vancouver - Analysis of 2001 BC Assessment Data.

Land Use				
	RPSC		City	
	Acres	%	Acres	%
Single Family	624	36%	9,303	32%
Single Family Dwelling	405	23%	7,118	25%
Single Family Dwelling with Suite	220	13%	2,185	8%
Multi Family	121	7%	2,611	9%
Duplex, Rowhouse	83	5%	1,114	4%
Apartment	21	1%	1,176	4%
Mixed Apartment and Commercial	17	1%	321	1%
Commercial	43	2%	1,209	4%
Parks or Public Service	441	25%	5,395	19%
Social or Public Service	83	5%	549	2%
School	52	3%	687	2%
Cultural or Recreational	17	1%	318	1%
Park or Other Open Space	289	16%	2,912	10%
Golf Course	-	0%	930	3%
Industrial	15	1%	1,713	6%
Wholesale or Storage	1	0%	581	2%
Manufacturing	-	0%	400	1%
Transportation, Communication, Utilities	14	1%	732	3%
Vacant or Under Construction	1	0%	352	1%
Streets, Lanes, Sidewalks	506	29%	8,230	29%
Total	1,752	100%	28,814	100%