

Land Use



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 Mount Pleasant

Multi family housing is the dominant land use in Mount Pleasant. Multi family houses (which include duplex, rowhouse, apartment, and mixed apartment and commercial) account for 32% of the total land area. In contrast, multi family uses in the City of Vancouver occupy a much lower share of overall land use at 9%. Duplexes and rowhouses are largely found south of Broadway between Cambie Street and Clark Drive. Large shares of apartments are north

of Broadway and east of Main Street.

Single family houses (including houses with secondary suites) occupy 12% of the total land area which is well below the overall city total of 32%.

Parks and other open spaces occupy about 10% of the land area. While a number of parks are located throughout Mount Pleasant, the more significant green spaces are: Jonathan Rogers Park; Guelph Park; Robson Park; and China Creek Park. Schools, occupying 4% of the total area, also provide open and recreational space.

Commercial uses take up 8% of land in Mount Pleasant, which is double the 4% figure for Vancouver as a whole. Commercial uses in Mount Pleasant are mainly concentrated on Broadway, Main Street, and Kingsway.

Often overlooked is land used for traffic and circulation (streets, lanes, and sidewalks). In Mount Pleasant, 37% of the land area is allocated to these uses, which is above the citywide total of 29%.

Data Limitations

The data used for this land use description was taken 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. Minimal field checking was undertaken by the City.

Source:

City of Vancouver – Analysis of 2001 BC Assessment Data.

Note: At the time of production, 2006 BCAA data was not available for land use calculations.

Land Use				
	Mount Pleasant		City	
	Acres	%	Acres	%
Single Family	77	12%	9,301	32%
Single Family Dwelling	34	5%	7,118	25%
Single Family Dwelling with Suite	42	6%	2,183	8%
Multi Family	211	32%	2,632	9%
Duplex, Rowhouse	103	16%	1,116	4%
Apartment	94	14%	1,175	4%
Mixed Apartment and Commercial	15	2%	341	1%
Commercial	50	8%	1,191	4%
Parks or Public Service	64	10%	5,399	19%
Social or Public Service	14	2%	549	2%
School	24	4%	687	2%
Cultural or Recreational	3	0%	319	1%
Park or Other Open Space	23	4%	2,915	10%
Golf Course	-	0%	930	3%
Industrial	8	1%	1,683	6%
Wholesale or Storage	5	1%	576	2%
Manufacturing	3	0%	369	1%
Transportation, Communication, Utilities	1	0%	738	3%
Vacant or Under Construction	4	1%	378	1%
Streets, Lanes, Sidewalks	240	37%	8,230	29%
Total	655	100%	28,814	100%