

FIRE INSURANCE MAPS

This reference guide provides an overview of the available fire insurance maps at the City of Vancouver Archives. Fire insurance maps show details on individual buildings gathered for fire insurance purposes, including type of construction, number of storeys, positioning of buildings on the lot, street number, legal description, and lot features such as locations of driveways, oil tanks, and fire hydrants.

Records may be accessed either through record requests submitted for retrieval from our secure storage, self-serve microfiche access copies in the Reading Room, or, if digitized, viewed as a digital copy from our online database. Record retrievals run Monday-Friday, 10:00-4:30.

General Tips:

- Our holdings include both *fire insurance atlases* and *fire insurance plans*. Plans differ from the atlases in that they are restricted to a specific area for a single year.
- The *most commonly used maps are three fire insurance atlases* (Maps 342, 599, and 610) which depict most of the city of Vancouver as well as some other areas. We do have additional maps for various years which depict only parts of Vancouver.
- Maps may include *parts of other municipalities* but by and large not the entire city region.
- Note that *the Archives does not hold all map plates in all volumes*
- Some maps are given a date range rather than a single year based on the *span of years that the map was used and modified by the insurance underwriters*. The exact date of changes or previous editions to the map is not known.
- The *names of some Vancouver streets have changed* in the past, which may affect searching the address of a particular property. Reviewing the pre-1929 fire insurance maps to show earlier street names. In addition, a valuable resource is the book, *Street Names of Vancouver* by Elizabeth Walker which provides an alphabetical listing of streets and avenues. Copies are available in our Reading Room or through the Vancouver Public Library.
- **Some maps may be digitized and available to download** from our database. Otherwise, maps are accessed at the Archives.

FIRE INSURANCE MAPS

Fire insurance maps are primarily accessed from microfiche in the Reading Room. Maps are typically divided into volumes by area and each volume is made up of numerous map plates. To locate a particular property, first identify the correct volume. Second, addresses within a volume can be further narrowed by reviewing the corresponding key plan or street index. Plans without multiple volumes will still have a key plan to identify the corresponding map plates for specific areas. Some maps are available as digital copies from our online database.

FIRE INSURANCE ATLASES

| Year | Area | Map # |
|-----------|--|-------------------------|
| 1910-1920 | Vancouver - Burrard Inlet to False Creek <ul style="list-style-type: none">See key plan in finding aid binder (no online copy) | Map 383 |
| 1912 | Vancouver <ul style="list-style-type: none">Vol. 1: Point Grey to Ontario (Columbia) StreetVol. 2: Ontario (Columbia) Street to Boundary RoadVol. 3: New Westminster | Map 342 |
| 1925-1950 | Vancouver - including parts of West Vancouver, North Vancouver, Burnaby <ul style="list-style-type: none">See key plan or index to identify geographic area to corresponding volume number | Map 599 |
| 1954-1966 | Vancouver - including parts of Richmond, West Vancouver, North Vancouver, South Burnaby <ul style="list-style-type: none">See key plan or index to identify geographic area to corresponding volume number | Map 610 |

FIRE INSURANCE PLANS

| Year | Area | Map # |
|------|--|--|
| 1885 | Granville Townsite | Map 553 (see also Map 334) |
| 1889 | Vancouver - Chinatown | Map 654 |
| 1889 | Vancouver - Burrard Inlet to False Creek | Map 338 |
| 1901 | Vancouver - Burrard Inlet to False Creek | Map 384 |
| 1905 | Vancouver - Burrard Inlet to False Creek and North Van. | Map 625 |
| 1913 | Vancouver - Granville Street, Burrard Inlet to Beach | Map 598 |
| 1913 | Vancouver - Hasting Street | Map 597 |
| 1919 | Vancouver - Burrard Inlet to ~4 blocks east of Victoria Street | Map 382 |
| 1921 | Granville Street | Map 1189 |
| 1930 | Vancouver - Ballantyne Pier | Map 381 |
| 1940 | Port Coquitlam | Map 810 |
| 1957 | Richmond - Vancouver International Airport and Sea Island | Map 805 |

ONLINE VERSIONS OF MAP 342 (1912 GOAD’S MAP)

VanMap

[VanMap Viewer](#) is an online GIS (geographic information systems) mapping tool by the City of Vancouver that offers a variety of data sets related to property, City services, parks and more. The 1912 Goad’s fire insurance map is one of the map layers available on VanMap. Taken from individual map plates that have been scanned, georectified and digitally stitched together to create a single fire insurance map of Vancouver. VanMap also uses a search function that can be set to an Address Search to specify a specific site.

- Select the “Add Data” icon from the top right menu bar
- Type in the search bar “goad” to bring up this map layer option
- Select “Add” to show this layer

We also wrote a blog post with more step-by-step detail, [Accessing the 1912 Goad’s Fire Insurance Map on the New VanMap](#).

City of Vancouver Open Data Catalogue

In addition to the TIFF file copies of each map plate that can be downloaded from the Archives’ database, the entire Map 342 can also be downloaded through the City of Vancouver’s Open Data Portal.

See “[Goad’s Fire Insurance Map1912](#)” from the Open Data Catalogue.

OTHER SOURCES FOR FIRE INSURANCE MAPS

BC Archives

Library and Archives Canada (LAC)

UBC Special Collections & Archives

Municipal or regional archives

Catalogue of Canadian Fire Insurance Plans, 1875-1975 (2002 publication)

FIRE INSURANCE MAPS

Using the Fire Insurance Maps on Microfiche

NOTE: When removing microfiche from the cabinet, please insert a marker in its place. When finished, items can be returned to boxes on top of the cabinets for staff to refile.

Map 383 (1910-1920)

Look at the finding aid for Map 383. Go to the last tab in the binder, labeled “Map 383 Key Plan.”

1. The map is divided into geographical sections by number. Use the key plan to identify your area of interest and make a note of its corresponding number, e.g. 52.



Map 383 key plan

2. Go to the MAPS drawer. Under Map 383, retrieve the specific microfiche that corresponds to your area of interest, e.g. 383-52.



Microfiche 383-52

FIRE INSURANCE MAPS

Map 342 (1912 Goad's Map)

Volume 1: Point Grey to Ontario (Columbia) St.
Volume 2: Ontario (Columbia) St. to Boundary Road
Volume 3: New Westminster

Use the map ("General Key") on the top right of the microfilm cabinet to determine the volume number of your area of interest. Go to the map drawer and locate the tab marked Map 342 and your volume number (e.g. 342 Vol. 3). Each volume contains a key plan (marked KEY PLAN) near the start.



"General Key"

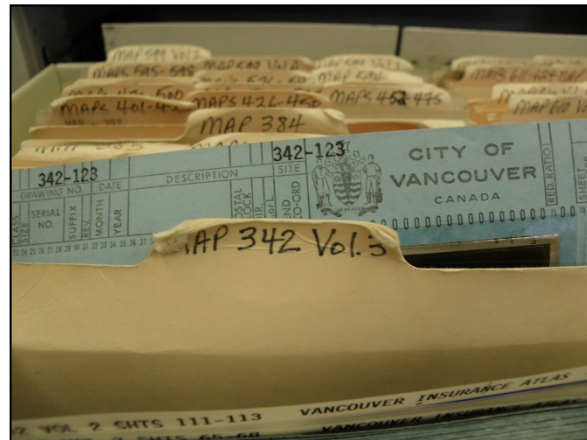


Map 342, Volume 3 - key plan microfiche

1. View the microfiche of the key plan. Look for the area in which you are interested and make note of the number that appears there, e.g. 123.
2. For the detailed map of the area, view the microfiche labeled 342-123.



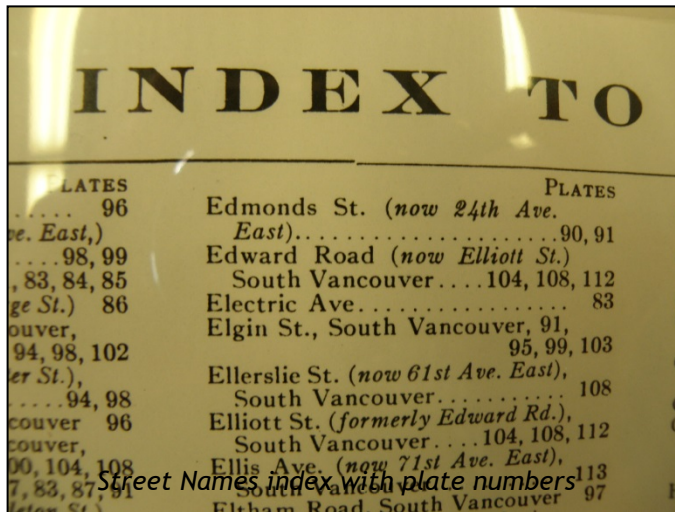
Key plan when viewed



Microfiche of section 123

NOTE: Alternate search method for Map 342 on the following page.

FIRE INSURANCE MAPS



INDEX TO

| PLATES | STREET NAME | PLATES |
|---------------|------------------------------------|-----------------|
| 96 | Edmonds St. (now 24th Ave. East) | 90, 91 |
| 98, 99 | Edward Road (now Elliott St.) | 104, 108, 112 |
| 83, 84, 85 | Electric Ave. | 83 |
| 86 | Elgin St., South Vancouver | 91, 95, 99, 103 |
| 94, 98, 102 | Ellerslie St. (now 61st Ave. East) | 108 |
| 94, 98 | South Vancouver | 104, 108, 112 |
| 96 | Elliott St. (formerly Edward Rd.) | 104, 108, 112 |
| 100, 104, 108 | Ellis Ave. (now 71st Ave. East) | 113 |
| 7, 83, 87, 91 | Eltham Road, South Vancouver | 97 |

Alternate method: There is also an alphabetical index of street names (divided by volume number) available in the **Map 342 finding aid** in the Reading Room.

Each street has a list of numbered “plates”; these plate numbers correspond to the microfiche number, so it is also possible to access desired maps this way.

Map 599 (1925-1950)

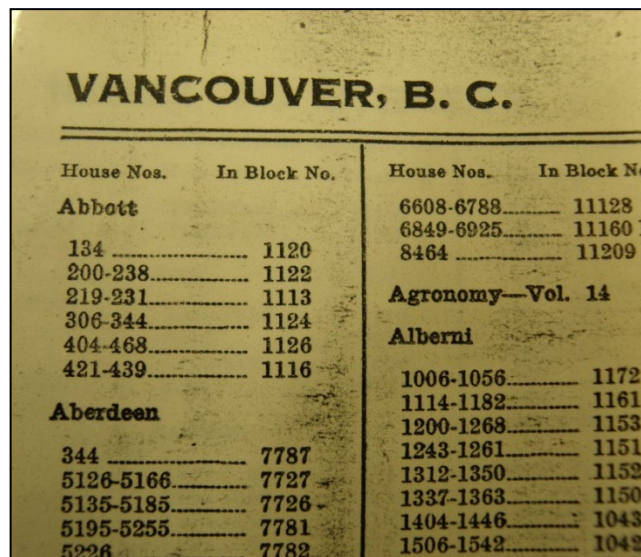
In order to find the microfiche of a particular building, you will need to know the block number. The “Index to Streets” is arranged alphabetically by street name. The block number is listed with the street address. Once the block number has been determined, you can determine the microfiche of your desired area. The atlas uses the following numbering method:

For 4-digit Block Numbers:

E.g. Block 1350
is on Sheet 135 (first 3 digits)
in Volume 1 (first digit)

For 5-digit Block Numbers:

E.g. Block 11375
is on Sheet 1137 (first 4 digits)
in Volume 11 (first 2 digits)



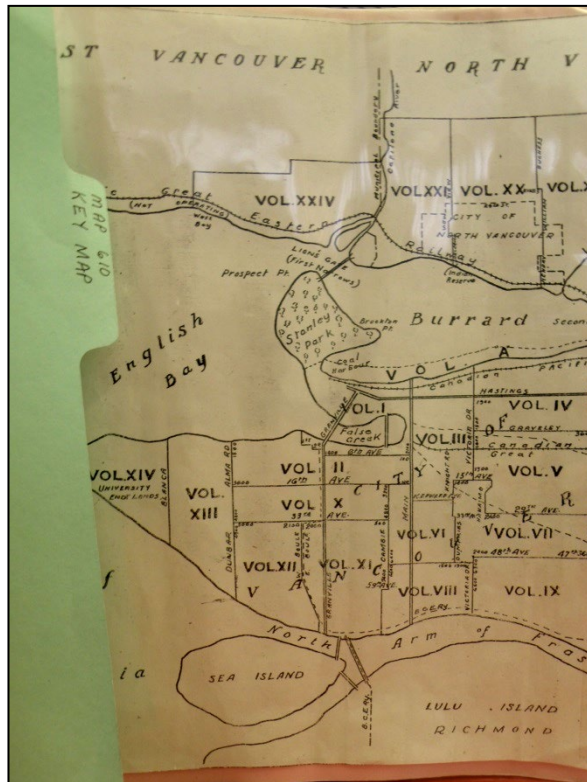
| VANCOUVER, B. C. | | | |
|------------------|--------------|-------------------------|--------------|
| House Nos. | In Block No. | House Nos. | In Block No. |
| Abbott | | | |
| 134 | 1120 | 6608-6788 | 11128 |
| 200-238 | 1122 | 6849-6925 | 11160 |
| 219-231 | 1113 | 8464 | 11209 |
| 306-344 | 1124 | Agronomy—Vol. 14 | |
| 404-468 | 1126 | Alberni | |
| 421-439 | 1116 | 1006-1056 | 11172 |
| Aberdeen | | 1114-1182 | 11161 |
| 344 | 7787 | 1200-1268 | 11153 |
| 5126-5166 | 7727 | 1243-1261 | 11151 |
| 5135-5185 | 7726 | 1312-1350 | 11152 |
| 5195-5255 | 7781 | 1337-1363 | 11150 |
| 5226 | 7782 | 1404-1446 | 1043 |
| | | 1506-1542 | 1042 |

Map 599 “Index to Streets”

FIRE INSURANCE MAPS

Map 610 (1954-1966)

First obtain the volume number from the “Key Map” or the “Index to Streets.”



Map 610 “Key Map”

| NUMBERS | VOL. | NAME | NUMBERS | VOL. | NAME | NUMBERS | VOL. |
|---------------|------|---------------|---------|---------------|------|---------------|------|
| 10th Ave West | 10 | 10th Ave West | 10 | 10th Ave West | 10 | 10th Ave West | 10 |
| 11th Ave West | 11 | 11th Ave West | 11 | 11th Ave West | 11 | 11th Ave West | 11 |
| 12th Ave West | 12 | 12th Ave West | 12 | 12th Ave West | 12 | 12th Ave West | 12 |
| 13th Ave West | 13 | 13th Ave West | 13 | 13th Ave West | 13 | 13th Ave West | 13 |
| 14th Ave West | 14 | 14th Ave West | 14 | 14th Ave West | 14 | 14th Ave West | 14 |
| 15th Ave West | 15 | 15th Ave West | 15 | 15th Ave West | 15 | 15th Ave West | 15 |
| 16th Ave West | 16 | 16th Ave West | 16 | 16th Ave West | 16 | 16th Ave West | 16 |
| 17th Ave West | 17 | 17th Ave West | 17 | 17th Ave West | 17 | 17th Ave West | 17 |
| 18th Ave West | 18 | 18th Ave West | 18 | 18th Ave West | 18 | 18th Ave West | 18 |
| 19th Ave West | 19 | 19th Ave West | 19 | 19th Ave West | 19 | 19th Ave West | 19 |
| 20th Ave West | 20 | 20th Ave West | 20 | 20th Ave West | 20 | 20th Ave West | 20 |
| 21st Ave West | 21 | 21st Ave West | 21 | 21st Ave West | 21 | 21st Ave West | 21 |
| 22nd Ave West | 22 | 22nd Ave West | 22 | 22nd Ave West | 22 | 22nd Ave West | 22 |
| 23rd Ave West | 23 | 23rd Ave West | 23 | 23rd Ave West | 23 | 23rd Ave West | 23 |
| 24th Ave West | 24 | 24th Ave West | 24 | 24th Ave West | 24 | 24th Ave West | 24 |
| 25th Ave West | 25 | 25th Ave West | 25 | 25th Ave West | 25 | 25th Ave West | 25 |
| 26th Ave West | 26 | 26th Ave West | 26 | 26th Ave West | 26 | 26th Ave West | 26 |
| 27th Ave West | 27 | 27th Ave West | 27 | 27th Ave West | 27 | 27th Ave West | 27 |
| 28th Ave West | 28 | 28th Ave West | 28 | 28th Ave West | 28 | 28th Ave West | 28 |
| 29th Ave West | 29 | 29th Ave West | 29 | 29th Ave West | 29 | 29th Ave West | 29 |
| 30th Ave West | 30 | 30th Ave West | 30 | 30th Ave West | 30 | 30th Ave West | 30 |
| 31st Ave West | 31 | 31st Ave West | 31 | 31st Ave West | 31 | 31st Ave West | 31 |
| 32nd Ave West | 32 | 32nd Ave West | 32 | 32nd Ave West | 32 | 32nd Ave West | 32 |
| 33rd Ave West | 33 | 33rd Ave West | 33 | 33rd Ave West | 33 | 33rd Ave West | 33 |
| 34th Ave West | 34 | 34th Ave West | 34 | 34th Ave West | 34 | 34th Ave West | 34 |
| 35th Ave West | 35 | 35th Ave West | 35 | 35th Ave West | 35 | 35th Ave West | 35 |
| 36th Ave West | 36 | 36th Ave West | 36 | 36th Ave West | 36 | 36th Ave West | 36 |
| 37th Ave West | 37 | 37th Ave West | 37 | 37th Ave West | 37 | 37th Ave West | 37 |
| 38th Ave West | 38 | 38th Ave West | 38 | 38th Ave West | 38 | 38th Ave West | 38 |
| 39th Ave West | 39 | 39th Ave West | 39 | 39th Ave West | 39 | 39th Ave West | 39 |
| 40th Ave West | 40 | 40th Ave West | 40 | 40th Ave West | 40 | 40th Ave West | 40 |
| 41st Ave West | 41 | 41st Ave West | 41 | 41st Ave West | 41 | 41st Ave West | 41 |
| 42nd Ave West | 42 | 42nd Ave West | 42 | 42nd Ave West | 42 | 42nd Ave West | 42 |
| 43rd Ave West | 43 | 43rd Ave West | 43 | 43rd Ave West | 43 | 43rd Ave West | 43 |
| 44th Ave West | 44 | 44th Ave West | 44 | 44th Ave West | 44 | 44th Ave West | 44 |
| 45th Ave West | 45 | 45th Ave West | 45 | 45th Ave West | 45 | 45th Ave West | 45 |
| 46th Ave West | 46 | 46th Ave West | 46 | 46th Ave West | 46 | 46th Ave West | 46 |
| 47th Ave West | 47 | 47th Ave West | 47 | 47th Ave West | 47 | 47th Ave West | 47 |
| 48th Ave West | 48 | 48th Ave West | 48 | 48th Ave West | 48 | 48th Ave West | 48 |
| 49th Ave West | 49 | 49th Ave West | 49 | 49th Ave West | 49 | 49th Ave West | 49 |
| 50th Ave West | 50 | 50th Ave West | 50 | 50th Ave West | 50 | 50th Ave West | 50 |

Map 610 “General Index to Streets”

If your area of interest is located within **Volumes 1-5 or 8**, refer to the index of that volume and look for the address in which you’re interested. The sheet number next to the address corresponds to the microfiche that you require, e.g. volume 3, sheet 610-366.

If you are searching within any of the other volumes, please refer to the next page of this guide.

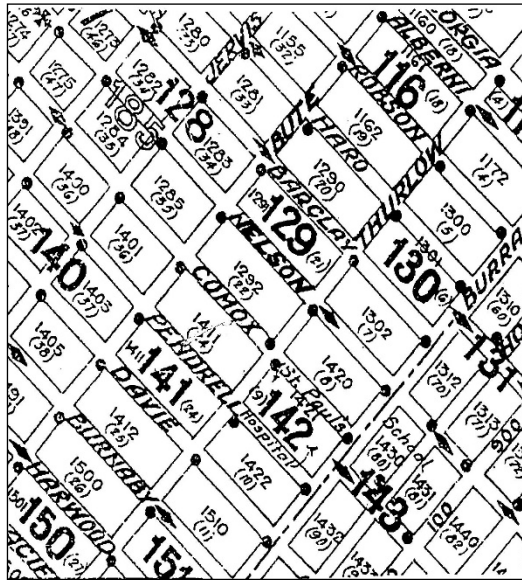
| NAME | NUMBERS | SHEET |
|----------------|-----------|-------|
| 13th Ave. East | 1505-1669 | 366 |
| 13th Ave. East | 1725-1851 | 385 |
| 14th Ave. East | 225-365 | 359 |
| 14th Ave. East | 375 | 360 |
| 14th Ave. East | 623-663 | 361 |
| 14th Ave. East | 721-795 | 362 |
| 14th Ave. East | 921-1095 | 363 |
| 14th Ave. East | 1105-1461 | 364 |
| 14th Ave. East | 1529-1661 | 366 |
| 14th Ave. East | 1731-1861 | 385 |
| 15th Ave. East | 209-361 | 359 |
| 15th Ave. East | 375-483 | 367 |
| 15th Ave. East | 416-598 | 368 |
| 15th Ave. East | 603-667 | 369 |
| 15th Ave. East | 710-792 | 362 |
| 15th Ave. East | 731-863 | 370 |

Map 610 Vol.3 Index

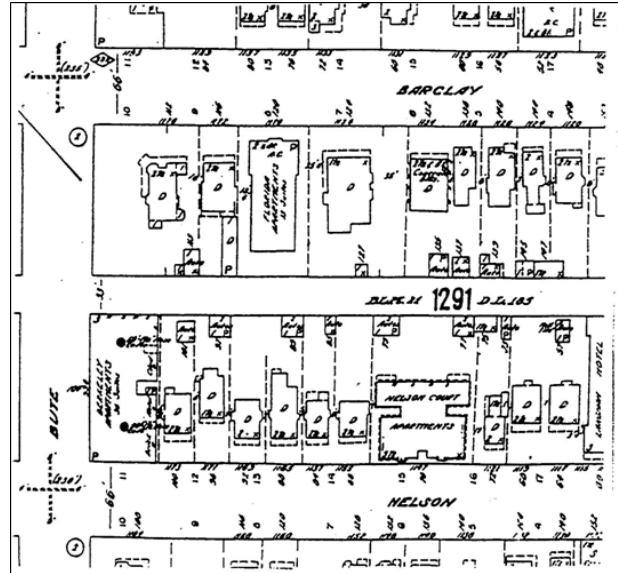
Alternative method for searching Maps 599 and 610

NOTE: This is the only available method for searching Map 610 - Volumes 6, 7, 10-14.

Maps 599 and 610 can also be accessed by consulting the **general key map** on the top right of the microfilm cabinet and determining the volume number. Each volume has a key plan on microfiche from which the detailed map of a specific area can be identified. For example, if you are interested in the area bounded by Nelson and Bute in the West End, you would consult Map 599, Volume 1. The key plan shows the number 129 in the area of interest—this means you need to view sheet 129 in Volume 1 of Map 599.



Key plan with map plate numbers, see 129



Fire insurance map plate 129

Search our holdings: <https://searcharchives.vancouver.ca/>

Please contact the Archives for further questions about our holdings or to discuss your research topic with an archivist.

Phone: 604-736-8561

Email: archives@vancouver.ca

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