

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 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.
- *Map 342 (1912) is the only fire insurance map currently in digital format from the City of Vancouver*. This map can be accessed and downloaded three ways: the Archives' database, VanMap, and the Open Data Catalogue. See more information and direct links provided below.

FIRE INSURANCE MAPS

FIRE INSURANCE MAP 1885-1967

Reading Room (microfiche), Online & Storage

Fire insurance maps can be 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.

Fire Insurance Atlases

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

Fire Insurance Plans

- | | | |
|------|--|-------------------------|
| 1885 | Granville Townsite | Map 553
&
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 |
| 1912 | Vancouver - including parts of North Van., Burnaby, New West | Map 556 |
| 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 |
| 1930 | Vancouver - Ballantyne Pier | Map 381 |
| 1940 | Port Coquitlam | Map 810 |
| 1957 | Richmond - Vancouver International Airport and Sea Island | Map 805 |
| | <ul style="list-style-type: none">See key plan on microfiche to identify geographic area to corresponding map number for all plans | |

Online Versions of Map 342

VanMap

[VanMap](#) is an online GIS (geographical information systems) mapping tool by the City of Vancouver that serves a variety of functions related to property, City amenities, and transportation data. VanMap offers a search function that can be set to an Address Search to identify a particular property (highlighted in green).

VanMap also includes a map layer of the 1912 Goad's fire insurance plan (Map 342). Select "Aerial imagery" from the left sidebar menu and check "1912 Goad's fire insurance map" to populate Map 342.

City of Vancouver Open Data Catalogue

In addition to the TIFF files of each map plate that can be downloaded from the Archives' database, the entire Map 342 can also be downloaded as a TIFF file available through the City of Vancouver's Open Data sets.

See "[Goad's Fire Insurance Map1912](#) " from the Catalogue.

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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. Please - do not re-file!

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

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Map 342 (1912)

- 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.

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INDEX TO

PLATES		PLATES
96	Edmonds St. (now 24th Ave. East)	90, 91
98, 99	Edward Road (now Elliott St.) South Vancouver	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), South Vancouver	108
94, 98	Elliott St. (formerly Edward Rd.), South Vancouver	104, 108, 112
96	Ellis Ave. (now 71st Ave. East), South Vancouver	113
100, 104, 108	Elham Road, South Vancouver	97

Street Names index with plate numbers

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)

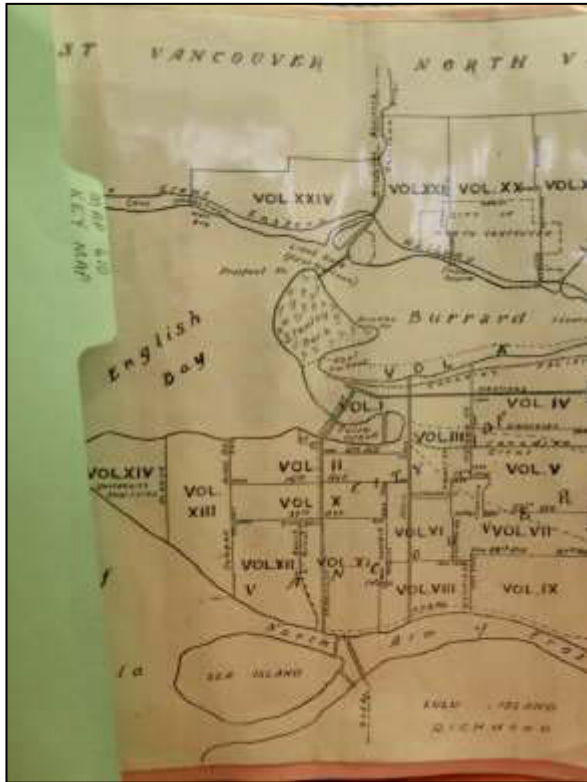
VANCOUVER, B. C.			
House Nos.	In Block No.	House Nos.	In Block No.
Abbott			
6608-6788	11128		
6849-6925	11160		
8484	11209		
Agronomy—Vol. 14			
Alberni			
1006-1056	1172		
1114-1182	1161		
1200-1268	1153		
1243-1261	1151		
1312-1350	1152		
1337-1363	1150		
1404-1446	1043		
1506-1542	1042		
Aberdeen			
344	7787		
5126-5166	7727		
5185-5185	7726		
5195-5255	7781		
5298	7782		

Map 599 “Index to Streets”

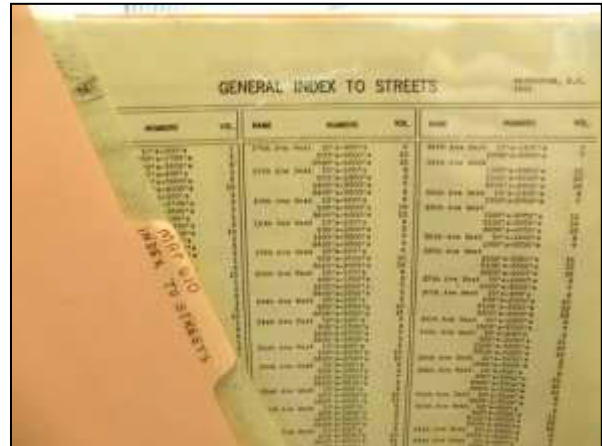
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Map 610 (1954-1966)

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



Map 610 “Key Map”



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.

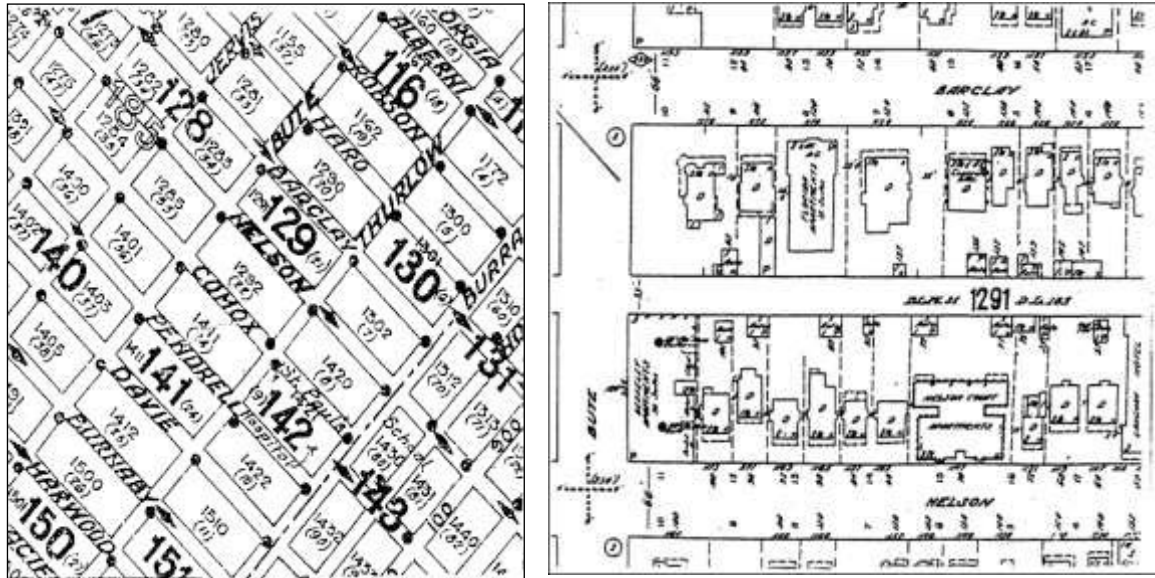
STREETS				
VANCOUVER VOL. 3 MAY 1963				
	NAME	NUMBERS	SHEET	
39	13th Ave. East	1505-1669	1524-1636	366
40		1725-1851	1726-1856	385
42	14th Ave. East	225-365	214-364	359
46		375	374-378	360
49		623-663	600-690	361
50		721-795	728-790	362
56		921-1095	924-1098	363
52		1105-1461	1114-1292	364
57		1529-1661		366
63		1731-1861	1704-1864	385
68	15th Ave. East	209-361		359
74			210-396	367
84		375-483		368
86			416-598	368
97		603-667		361
106			710-792	369
112		731-863		362
113				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.



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)

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

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

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www.vancouver.ca/archives