

Study Areas

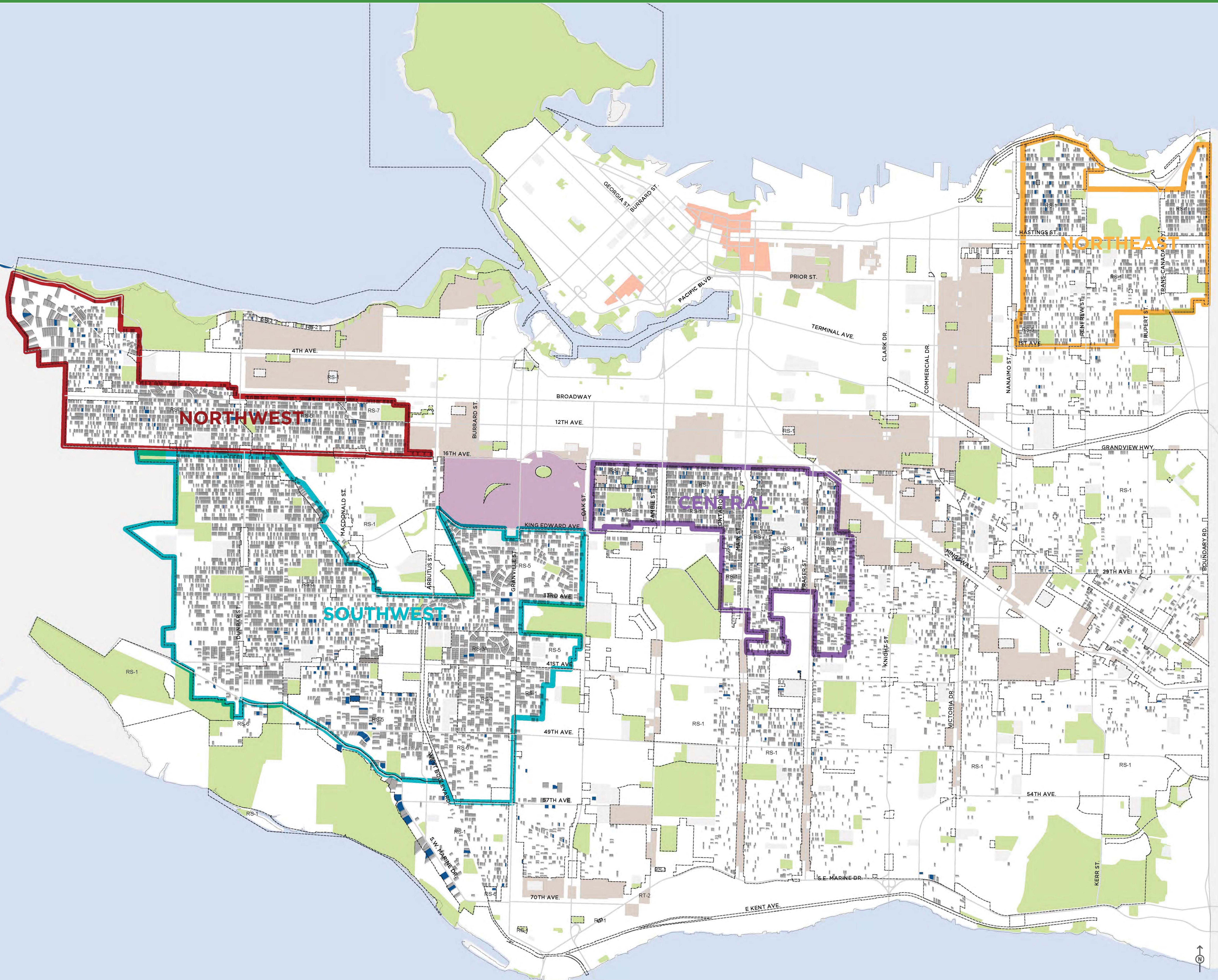


This section identifies four study areas in RS zones for potential zoning changes to encourage character retention and improve compatibility of new homes.

Key Questions:

- Do you support exploring retention of Character Homes in the study areas?
- Is there anything you would change about the study areas?





Approach

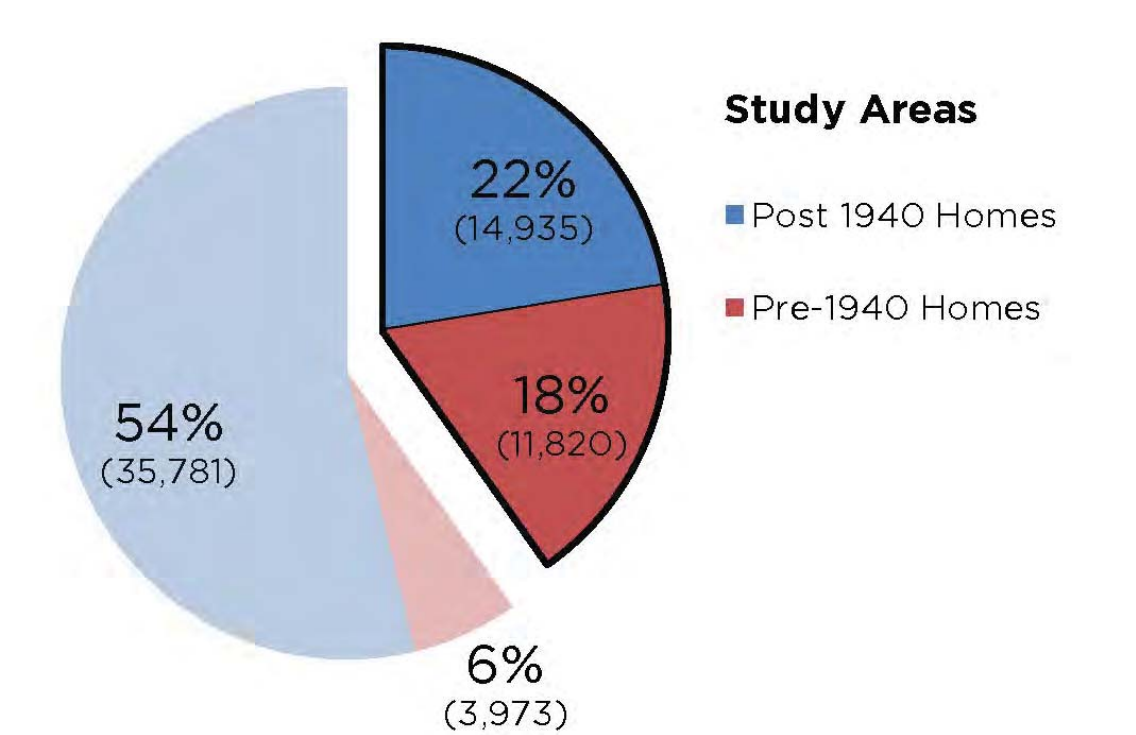
Four study areas have been identified based on the following:

- High concentration of pre-1940 homes (the majority of blocks having 50 percent or more pre-1940 homes)
- General character and quality of homes in the surrounding area
- Current zoning boundary
- Neighbourhood history and role in early Vancouver
- Adjacency to existing Character Areas (e.g. RT zones, Heritage Conservation Areas)
- Community Visions character area boundaries

By the Numbers

- 66,509 total homes in the RS zones
- 26,755 homes in the study areas
- Within the study areas 44% are pre-1940 homes

RS Homes Citywide



LEGEND

- RS zoning boundary
- Park
- RT zones
- HA zones
- Heritage Conservation Area
- Pre-1940 homes in RS zone
- Heritage Register sites



This area includes **West Point Grey** and **Upper Kitsilano**.

LEGEND	
	Study area boundary
	Zoning boundary
	Park
	Heritage school

Residential History

This area is a historically significant Coast Salish village and midden site that dates back more than 2000 years. Formerly part of the Municipality of West Point Grey, significant residential development took place during the 1920s and 1930s.

In 1977, the Kitsilano Neighbourhood Plan was developed and eventually led to the RT-7 and RT-8 zoning to the north. The West Point Grey Community Vision (2010) was later developed and supported character home retention incentives and disincentives for demolition.



Kitsilano home in 1920
City of Vancouver Archives

Building Styles and Site Characteristics

- Primarily inter-war styles including Craftsman and Storybook bungalows
- Some very large sites exist in the northwest section (>15,000 sf to upwards of 80,000 sf)
- Approximately 7% of all lots are considered large lots (>8,000 sf) with some being as large as 80,000 sf

Character Home Examples



Storybook 1930



Storybook 1930



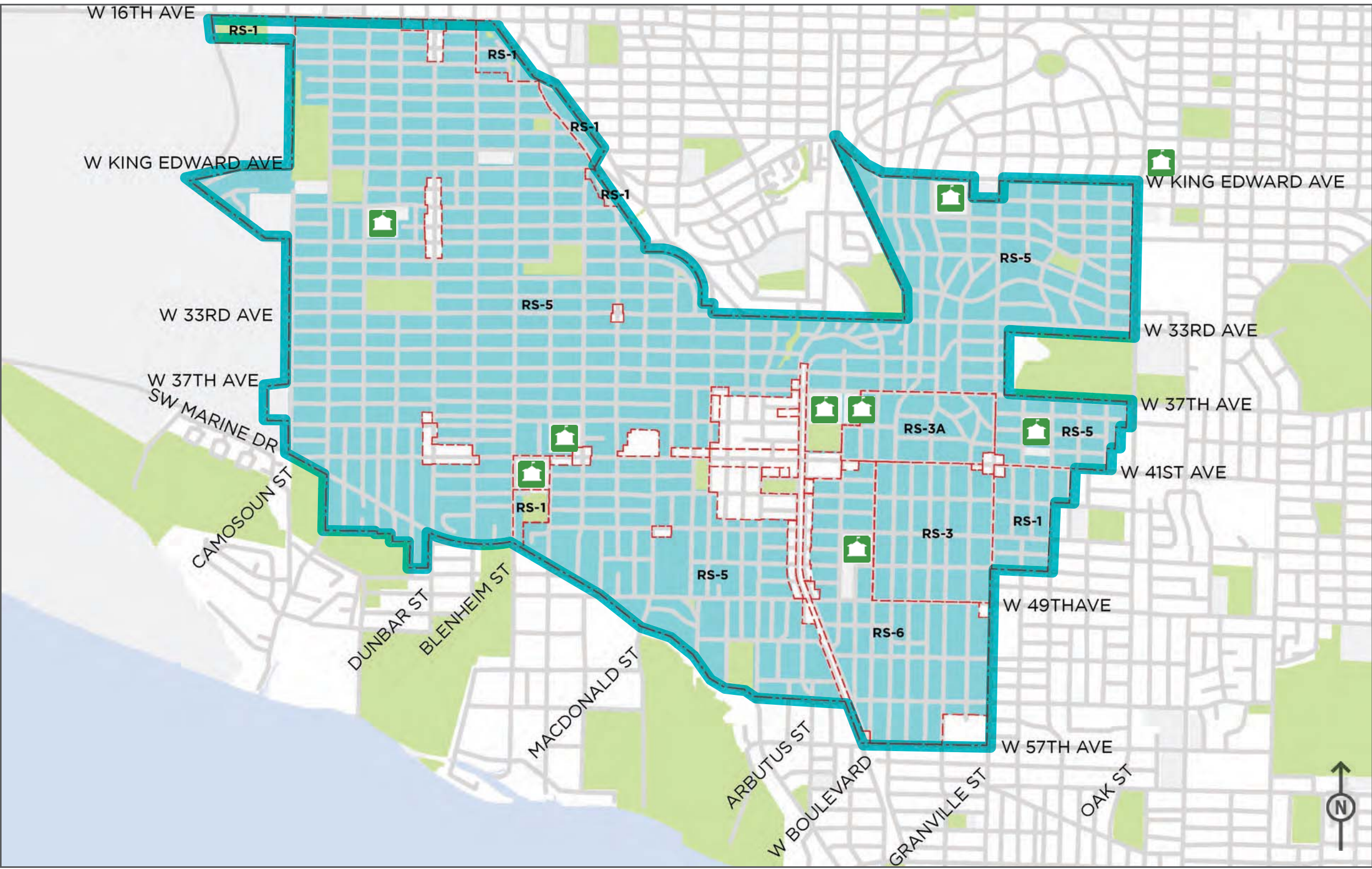
Craftsman 1912



Storybook 1932



Craftsman 1913



This area includes **Dunbar, Kerrisdale, Second and Third Shaughnessy**, and parts of **Arbutus Ridge**.

LEGEND

Study area boundary

Zoning boundary

Park

Heritage school

Residential History

Early in the 1900s development began around the interurban railway line. Significant development continued into the 1920s and 1930s. Second and Third Shaughnessy developed in a similar style to First Shaughnessy during this time.

The Dunbar Vision (1998) and ARKS Vision (2005) both supported incentives to encourage character home retention (these included additional density, Multiple Conversion Dwelling, infill buildings, and building code relaxations), as well as disincentives for demolition.



West 29th Avenue home in 1922
City of Vancouver Archives

Building Styles and Site Characteristics

- Primarily interwar styles, including Tudor, Chateau, Mission, along with some examples of Deco/Moderne and Edwardian and Craftsman in older areas
- Approximately 28% of lots are considered large lots (>8,000 sf) with many found in Second and Third Shaughnessy



Older Character Buildings
Dunbar Community Vision

Character Home Examples



Tudor 1927



Craftsman 1928



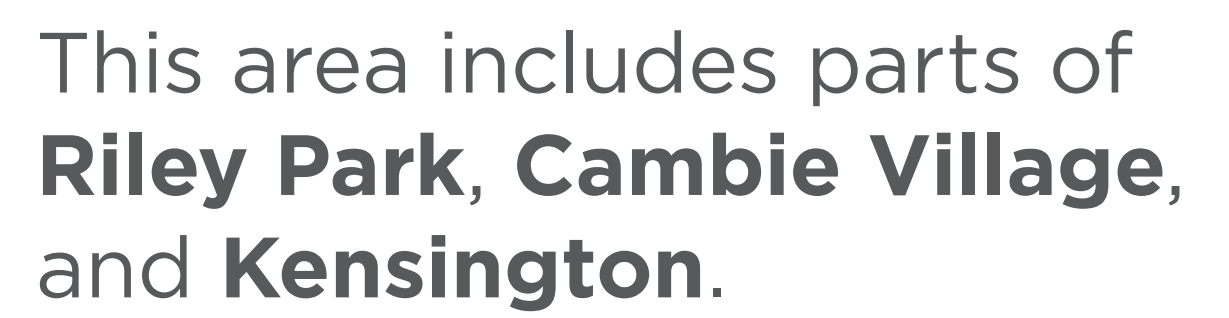
Tudor 1932



Storybook 1926



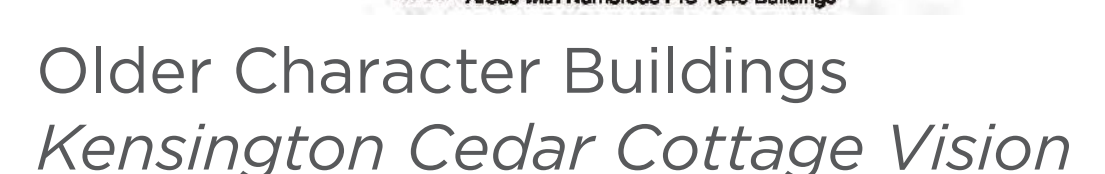
Georgian 1927



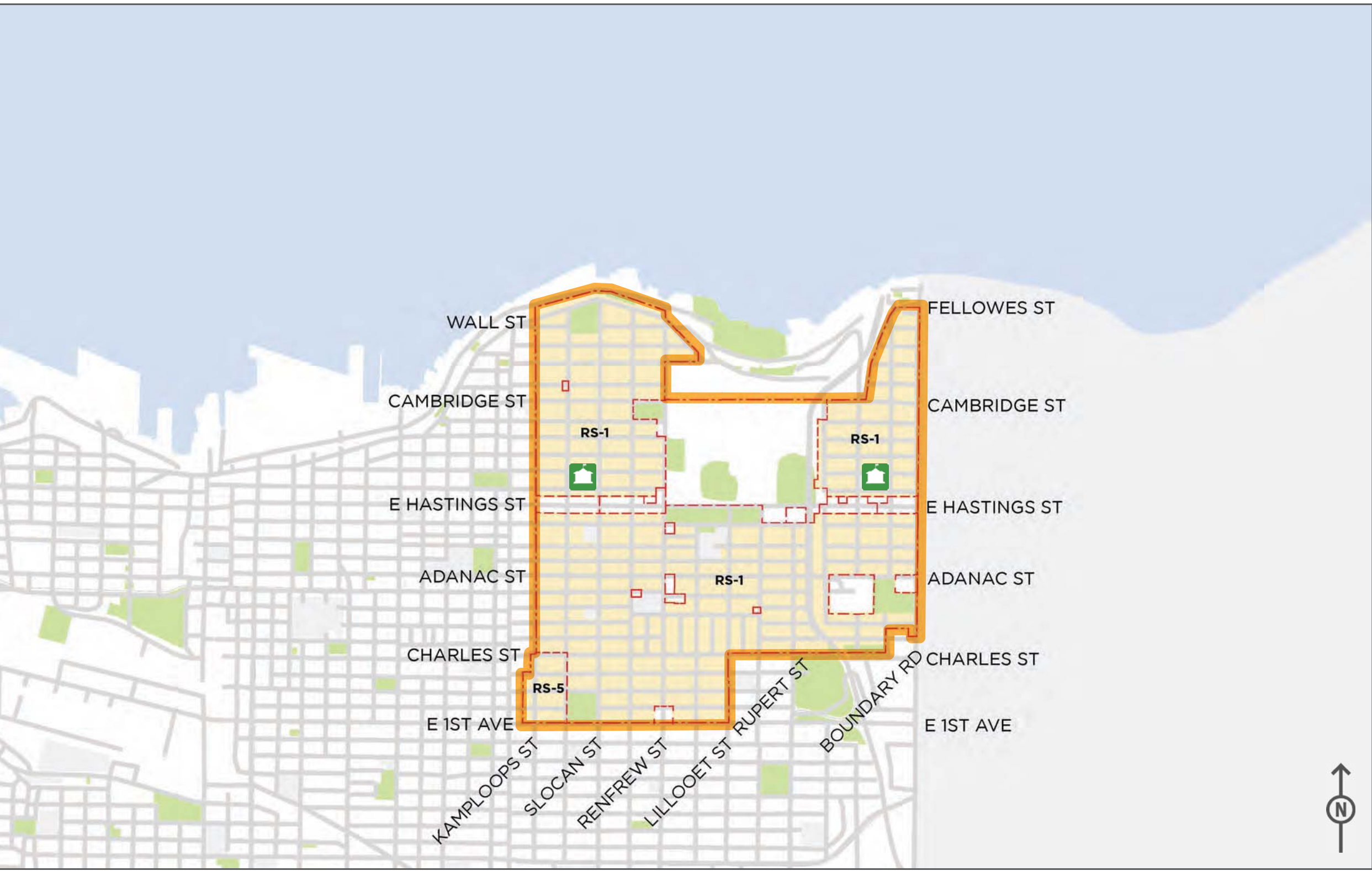
Construction in this area began in the early 1900s. The Canadian Pacific Railway developed the land bordered by Ontario Street and Cambie Street, between 16th Avenue and King Edward Avenue. A building boom from 1910 to 1913 and again from 1920 to the late 1930s resulted in the majority of the homes that exist today.

A black and white photograph showing a row of three houses. The central house is dark-colored with a gabled roof and a front porch. The house to the right is lighter-colored with a similar gabled roof. A utility pole is visible on the left side of the frame. The foreground is a dirt road or construction site.

- Pockets of Edwardian, and mix of interwar styles including Storybook, Craftsman and English vernacular
- Eastern portion includes some smaller 25' lots with no rear lane
- Most lots are of a typical lot size (only 1% considered large lots)



Edwardian 1911



This area includes parts of **Hastings** and a small section of **Grandview**.

LEGEND

Study area boundary

Zoning boundary

Park

Heritage school

Residential History

The area was formerly a part of the Hastings Townsite. Earliest development began in the early 1900s, due to the proximity to industry and mills at New Brighton. Substantial residential development took place following the annexation with the City of Vancouver in 1911, and further accelerated in the 1920s.

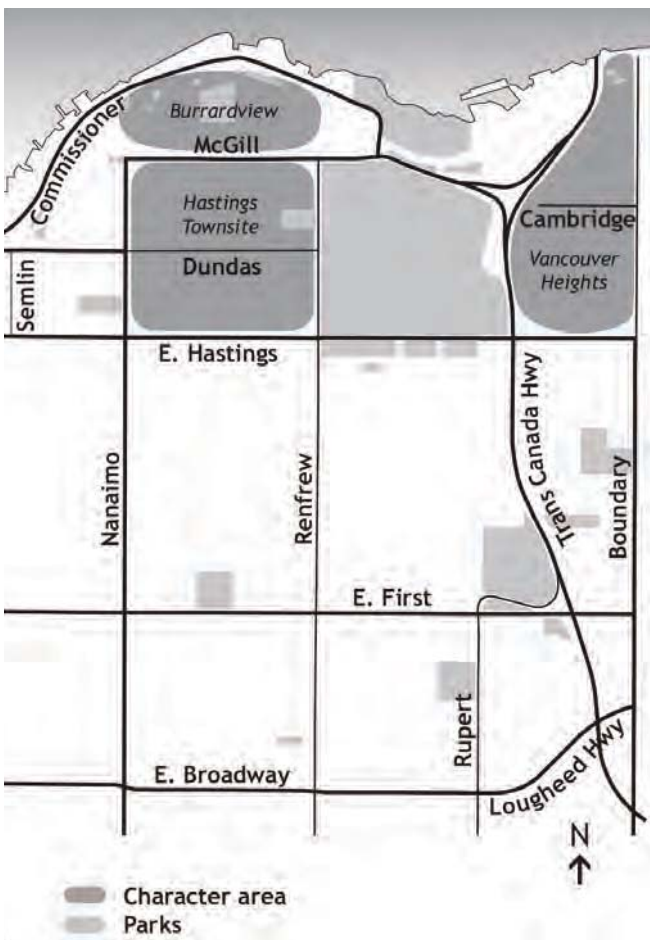
The Hastings - Sunrise Vision (2000) supported incentives for retention of character buildings and for zoning and guidelines that encouraged new development to be consistent with the existing neighbourhood.



Dundas Street home in 1914
City of Vancouver Archives

Building Styles and Site Characteristics

- Generally more modest homes reflecting middle class families that developed the area
- More traditional building styles, rather than modern
- Most lots are of a typical lot size (only 1% considered large lots)



Character Areas
Hastings-Sunrise Vision

Character Home Examples



Dutch Colonial 1927



Edwardian 1911



Storybook 1927



Craftsman 1931



Edwardian 1912