

HERITAGE CONTEXT STATEMENTS

Broadway Plan

June 2025

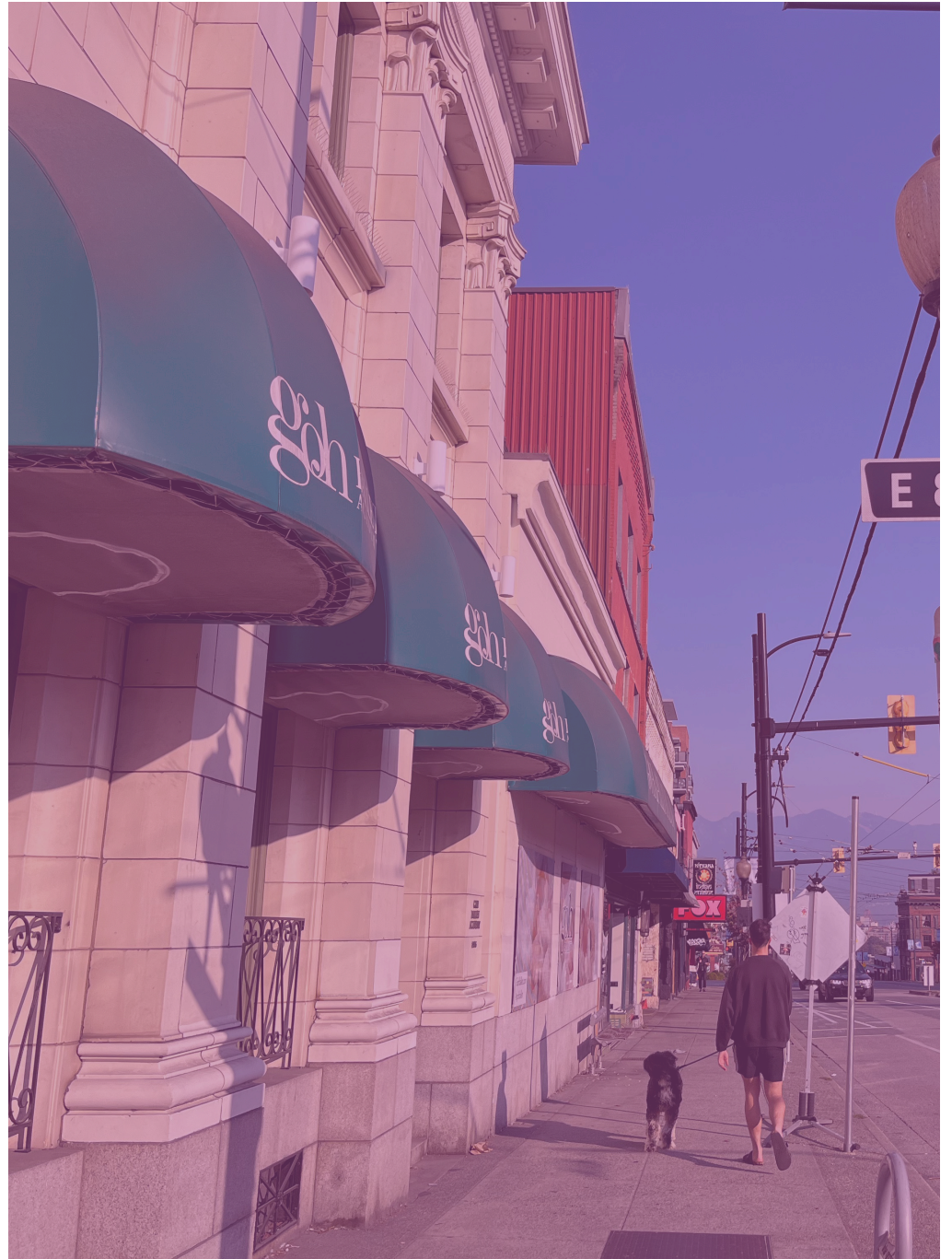


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Introduction

The Broadway Plan (2022) is a comprehensive area plan for the area surrounding the Broadway Subway. The Plan provides a clear and flexible policy framework to guide growth, positive change, and the delivery of public benefits in the Broadway neighbourhoods over 30 years, considering both long-range and shorter-term goals. There are places and features within the area which embody heritage values. The Broadway Plan identifies these places or features, both tangible and intangible, and provides policy direction for celebrating and protecting the area's heritage assets.

Purpose

This document is intended to elaborate upon the Heritage Chapter of the Broadway Plan. It is intended as an informational resource document to supplement the Plan. This document does not replace or supersede any policies in the Broadway Plan or Heritage Policies.

Interpretation

For the purposes of this document, the following definitions are provided:

- **Cultural Landscape** is a geographical area that has been modified, influenced or given special cultural meaning by the community and has been formally recognized as having heritage value, as defined in the Standards and Guidelines for the Conservation of Historic Places in Canada. A cultural landscape can include streetscapes, historic areas, parks, plazas, and centres.
- **Heritage Property** means property that has sufficient heritage value or historic character to justify its conservation, is listed on the Vancouver Heritage Register, or is protected heritage property as defined in the Vancouver Charter.

- **Heritage Value** means the historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area, as defined in the Vancouver Charter.
- **Potential Heritage Site** means property that may have sufficient heritage value or historic character, subject to further review, to justify its conservation, list it on the Vancouver Heritage Register, and protect it through heritage designation.
- **Vancouver Heritage Register (VHR)** listed properties means those that are formally recognized by City Council for their heritage values. Retention and conservation of these properties is strongly encouraged. The Broadway Plan includes policy that incentivizes retention and conservation of VHR listed properties. Retention and conservation of designated (legally protected) heritage properties is required.

Acknowledgements

These heritage resource documents would not have been possible without the expertise and contributions of our consultants, advisory groups, and stakeholders. Specific thank you to James Burton and Sandra Moore from Birmingham & Wood Architects and Planners, Marta Farevaag from PFS Studio, and Denise Cook from Denise Cook Design, the Vancouver Heritage Commission, the Mount Pleasant Heritage Group, and other stakeholders and community members for their contributions.

01

GRANVILLE STREET - WEST 5TH AVENUE TO BROADWAY

Description

This area covers the four blocks along Granville Street between West 5th Avenue and West Broadway. It consists of small-scale commercial developments with narrow storefronts and mature street trees.

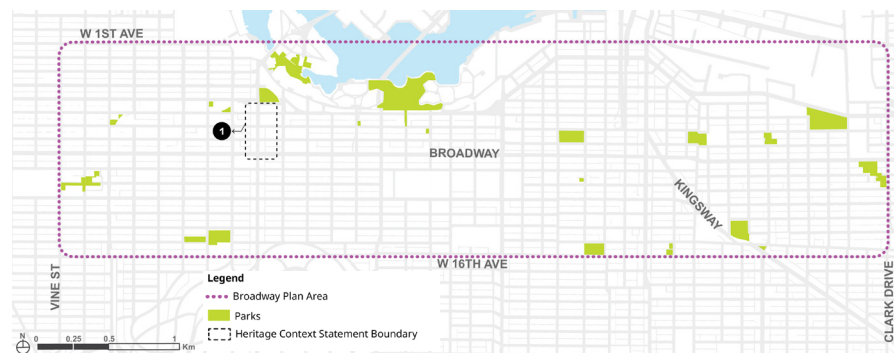


Figure 1.1 Key map showing the boundary of Granville Street between West 5th Avenue and West Broadway within the Broadway Plan area.

Heritage Context

Located to the north of Broadway, this stretch of Granville Street includes heritage buildings representing the commercial activity that developed after construction of the first and second Granville Bridge in 1889 and 1909, respectively. This area's development is associated with the southward expansion of the city's downtown across False Creek, and the increase in residential developments in the Fairview area.

The slope of Granville Street approaching False Creek to the north was home to a variety of businesses, retail shops and commercial enterprises. Examples of the diversity of early businesses in this section of Granville

Street include the Valley Dairy and Roxy Theatre, both previously found in the 2200-block Granville Street. The mixed nature of the street uses continued into the 1950s, but disappeared with construction of the third and current Granville Bridge in 1954.

The historic building lot lines reflect the early fine-grained commercial development of this area, and contributed to the pedestrian scale and character of the existing urban environment. This form of development and pedestrian linkages continued to connect with similar commercial developments nearby along West 4th Avenue and False Creek Island.

These connections and small-scale developments are valued for creating a vibrant continuous pedestrian experience, as can be seen by the many art galleries in the area. Also known as "Gallery Row," these art galleries contribute to the pedestrian experience north of South Granville Village.



Figure 1.2 Granville Loop and False Creek area (MAP 1021, City of Vancouver Archives).

Photos (Historic and Existing)



Figure 1.3 Granville Street at West 4th Avenue looking south, 1950 prior to the construction of the current (1954) Granville Street Bridge, showing commercial activity, tram tracks, sidewalk and the direct connection between the bridge and the street. (Vancouver Public Library 81345)



Figure 1.5 Granville Street at West 6th Avenue looking south (Birmingham & Wood Architects and Planners).



Figure 1.4 Storefront on the west side of Granville Street between 5th and 6th Avenues (City of Vancouver Archives 477-1)

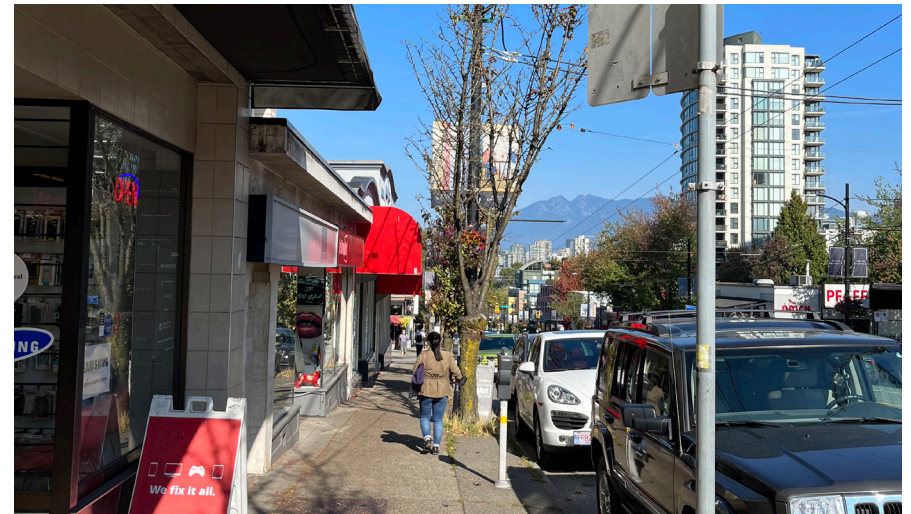


Figure 1.6 Granville Street between West 8th Avenue and Broadway looking north (Birmingham & Wood Architects and Planners).

Area Map

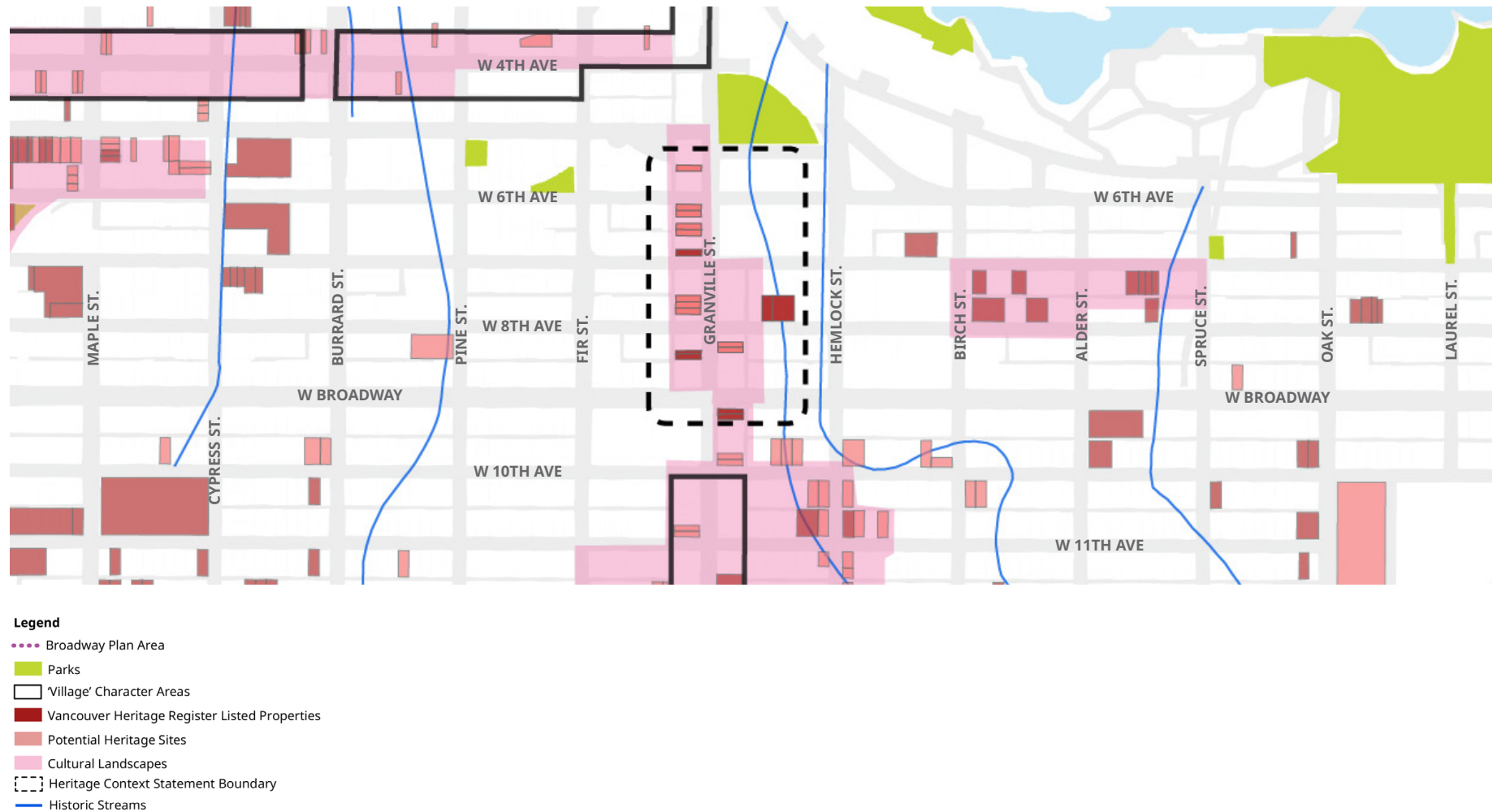


Figure 1.7 Map showing the Granville Street W 5th Avenue to Broadway Heritage Context Statment area located in the Fairview neighbourhood.

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02

SOUTH GRANVILLE APARTMENT AREA - WEST OF GRANVILLE STREET

Description

The South Granville Apartment Area located to the west of Granville Street comprises four residential blocks in the 1500-block, and extends roughly between Granville Street and Fir Street from the lane north of West 12th Avenue to West 16th Avenue. It is characterized by a mix of low-rise multi-family apartment buildings, relatively narrow streets with canopies of street trees in grass boulevards and front yard setbacks with back lanes servicing each block. The apartment buildings are predominantly rental buildings constructed in a range of architectural styles from different eras.

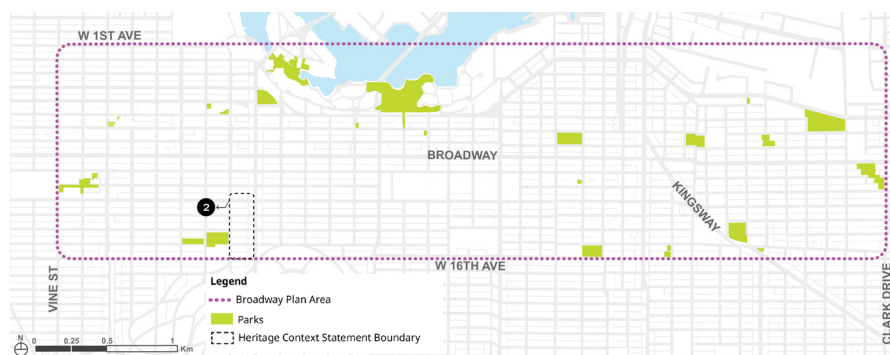


Figure 2.1 Key map showing South Granville Apartment area located to the west of Granville Street within the Broadway Plan area.

Heritage Context

The urban environment and apartment buildings located in the 1500-block hold historical, aesthetic, social and economic value, and is significant for being a mostly intact assembly of streets, buildings and associated design landscapes that offer a glimpse into the way of life in Vancouver from the late 1920s to the 1950s. The area is valued as an expansion of apartment buildings west of Granville Street, and are typical of the three-storey walk-up apartment buildings built in the late 1920s in the South Granville area.

In several of these streets, the entire block expresses an intact collection of the architecture of a particular period, such as the period revival architecture found in the 1500-block on the north side of West 16th Avenue. Typical designs and details include mission parapets, tile rooflets, wrought-iron balconies and other Spanish-Colonial details, Tudor Revival with half-timbered gables, brick and stucco walk-ups designed in period revival styles popular in the 1920s, including Tudor and Spanish-Colonial Revivals, as well as the Moderne design of the 1930s and 1940s. Also represented are buildings from the 1950s, which have spare, geometric design qualities and simple outlines.

Later changes to apartment exteriors to accommodate changing styles and tastes were done with a simpler aesthetic so as not to greatly interrupt the aesthetic qualities. Street trees, ornamental and landscape trees on private property and ornamental landscaping contribute to the overall ambiance and character of the streets. The result is an area in which the buildings and landscape work together in harmony and a well-developed sense of a neighbourhood.

The apartment buildings have value for their relationship to a number of well-known B.C. architects, including John Smith Davidson Taylor, Ross Lort, W.M. Dodd and Archibald Campbell Hope, whose examples of successful design can be found here.

The social and economic value of these apartment buildings lie in their provision of long-term affordable rental housing, often for workers from South Granville Street or nearby areas.

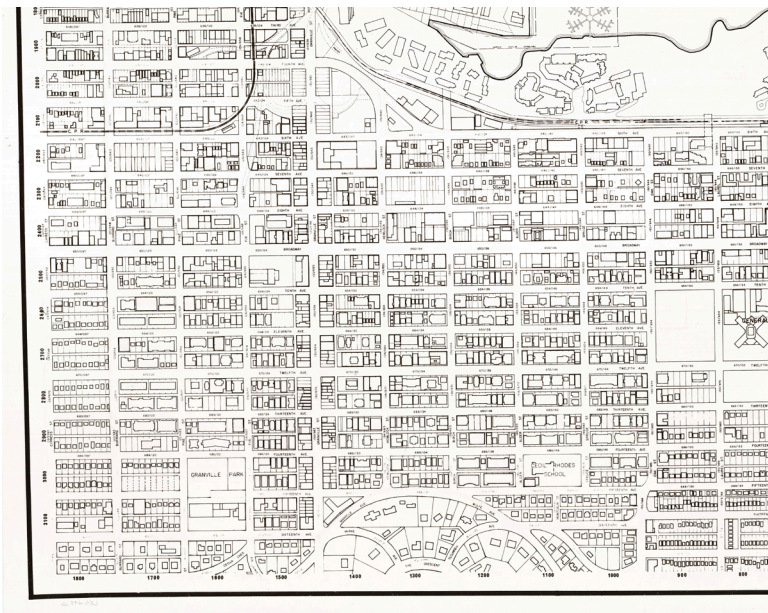


Figure 2.2 Map showing Granville Street to 16th Avenue, 1978 (City of Vancouver Archives LEG1493.02).

Photos (Historic and Existing)



Figure 2.3 Queen Margaret, a 1920s apartment building at 1535 West 14th Avenue (City of Vancouver Archives 790-0627).



Figure 2.5 1500-block West 13th Avenue (Birmingham & Wood Architects and Planners).



Figure 2.4 1594 West 13th Avenue (City of Vancouver Archives 1095-00793).



Figure 2.6 1500-block West 15th Avenue (Birmingham & Wood Architects and Planners).

Area Map



Figure 2.7 Map showing the South Granville Apartment Area west of Granville Street Heritage Context Statment area located in the Fairview neighbourhood.

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03

SOUTH GRANVILLE APARTMENT AREA - EAST OF GRANVILLE STREET

Description

The South Granville Apartment area located to the east of Granville Street is roughly bound by West 10th Avenue to the north, Birch Street to the east, West 15th Avenue to the south and Granville Street to the west. The area is characterized by a mix of multi-family apartment buildings, modest and larger period houses, relatively narrow streets, front yard setbacks with formal display gardens, and less formal but still significant street tree planting. The apartment buildings include both older and newer low and high-rise apartment buildings constructed in a range of architectural styles from different eras.

Heritage Context

The apartment buildings in the 2500- to 2900-block Hemlock Street and 1300- to 1400-block West 10th to West 15th Avenues hold historical, aesthetic, social and economic value, as seen in the history of the area and the design, form and detail of the buildings, providing affordable rental housing for middle class workers and families.

The area is valued for its apartment buildings that are typical of the three-storey walk-up apartment buildings built in the late 1920s and 1930s to meet residential demand during the interwar years. The South Granville area became a popular residential neighbourhood with streetcar lines travelling along Granville Street, Oak Street, Broadway and West 16th Avenue and catered to those looking for employment and a cheaper alternative to single family homes. It also includes a number of early row houses, modest and larger period homes constructed in the 1910s that are associated with the early development of the area, buildings from the 1950s with spare, geometric design qualities and simple outlines, and examples of early high-rise apartments from the 1960s.

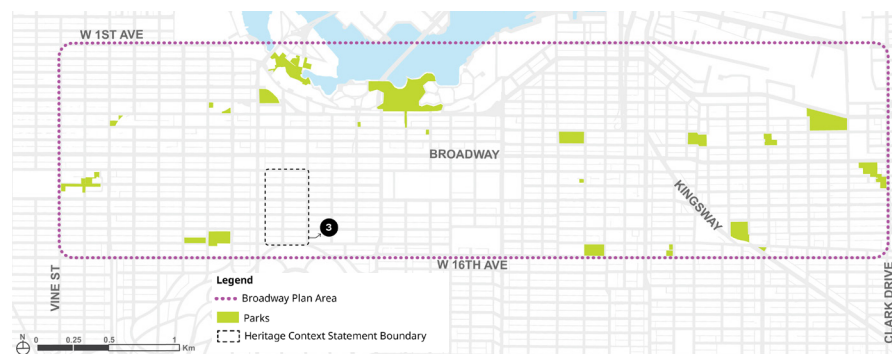


Figure 3.1 Key map showing South Granville Apartment area located to the east of Granville Street within the Broadway Plan area.

Aesthetic value is found in the design, form and detail of these buildings that emulated styles such as Tudor Revival and British Arts and Crafts of the larger single-family homes being built in Shaughnessy and the surrounding area. This included faux half-timbering, wood cornices, wood windows, brick chimneys, and brick and stucco cladding. Often, the building structure itself was a plain and pragmatic modern building form, with a detailed facade facing the street. Street trees and ornamental and landscape trees on private property contribute to the overall ambiance and character of the streets. The result is an area in which the buildings and landscape work together in harmony and a well-developed sense of a neighbourhood.

The apartment buildings have value for their relationship to several prominent architectural firms in the city, such as Townley & Matheson and Lort and Lort, who designed a number of buildings in this area. Social value is found in the smaller apartment buildings occurring mid-block, fitting into the area's standard 50-foot-wide lots, and emulating typical two-storey residential houses with a basement. Post-World War II apartment development often replaced earlier single-family houses, an indication of the efforts to increase density in the area. The social and economic value of the apartment buildings lie in their provision of long-term affordable rental housing, often for workers from South Granville Street or nearby areas.

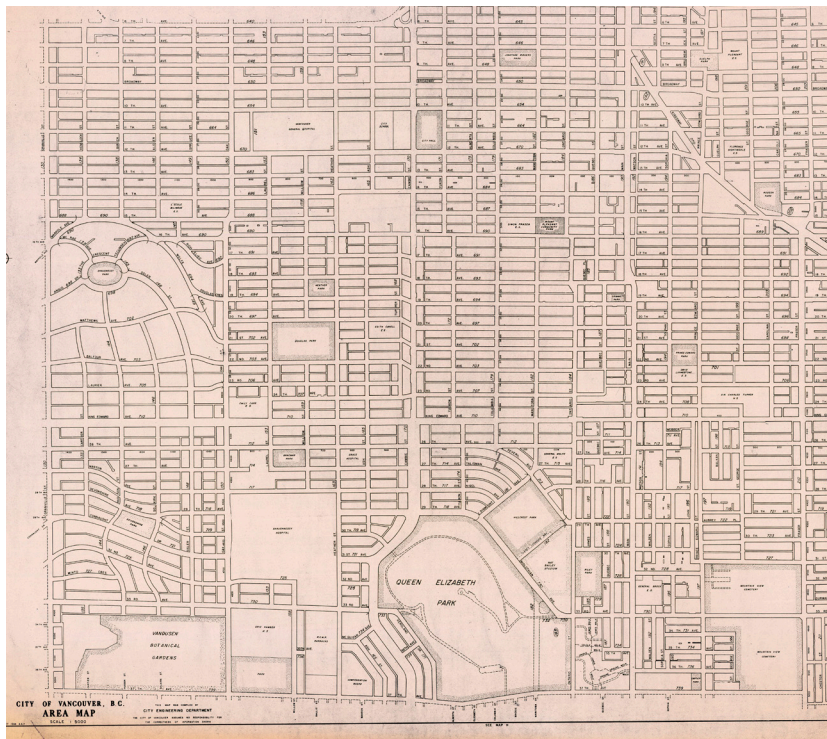


Figure 3.2 Map showing Granville Street to Inverness Street and 6th Avenue to 37th Avenue, 1990 (City of Vancouver Archives LEG1354.08).

Photos (Historic and Existing)



Figure 3.3 Image that depicts an exterior view of an unidentified house, likely located on West 11th Avenue near Granville Street (City of Vancouver Archives 1095-01520)



Figure 3.5 1930s walk-ups in 2900- to 3000-block Hemlock Street (Birmingham & Wood Architects and Planners).



Figure 3.4 2847-2849 Hemlock Street (City of Vancouver Archives 790-0588).



Figure 3.6 1300-block West 10th Avenue (Birmingham & Wood Architects and Planners).

Area Map



Figure 3.7 Map showing the South Granville Apartment area located in the Fairview neighbourhood.

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04

KINGSWAY - MAIN STREET TO FRASER STREET

Description

Kingsway is a 13.7-kilometre six-lane commercial roadway running northwest to southeast connecting Vancouver to New Westminster. The stretch of Kingsway running between Main Street and Fraser Street is anchored by its asymmetrical intersection with Main Street at the north end, and a small commercial area, including McAuley Park, at the south end.

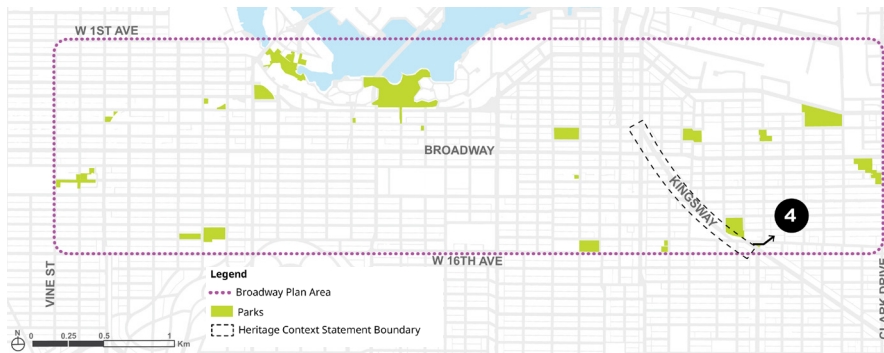


Figure 4.1 Key map showing the stretch of Kingsway running between Main Street and Fraser Street within the Broadway Plan area.

Heritage Context

Kingsway is a well-travelled transportation route connecting people and places across metropolitan Vancouver since pre-colonial times. This section of Kingsway forms part of a centuries-old walking path established by Salish people accessing the Fraser River, including the Skwxwú7mesh (Squamish), səliłwətał (Tsleil-Waututh), xʷməθkʷəy̓əm (Musqueam), qiqéyt (Qayqayt), Kwantlen, and ǵícəy̓ (Katzie) Nations. The route provided transportation to and between a number of hunting and gathering grounds, as well as summer camp areas used for harvesting and daily living.

In 1860, European settlers transformed this Indigenous route into a wagon road (Westminster Road), connecting Main Street (Westminster Avenue) to Fraser Street (North Arm Road), then south to Richmond or east to New Westminster. It was the route of the BC Electric Railway, which created the impetus for settlement and the development of retail and services along its length. Paved and reopened in 1913 as Kingsway, it was widened to six lanes in 1949, evolving to become a major highway and ceremonial route connecting New Westminster and Vancouver.

The development of businesses along Kingsway has been important for meeting the day-to-day needs of local residents in surrounding working class neighbourhoods, including grocery stores, salons, restaurants, a hospital and local parks. Automobile-related businesses such as car dealerships, auto repair shops and motels that arrived in the 1940s and 50s reflect the increased post-war use of the car for work and leisure.

Kingsway is valued for its multi-cultural nature, found in its diverse shops, services and restaurants. It is particularly significant for the Vietnamese community who settled in the areas of the city around Kingsway after fleeing communism, many of whom were merchants who set up shops along its street edge. Kingsway continues to play an important role as a major arterial connecting Vancouver south to the United States border and east via the Trans Canada highway.

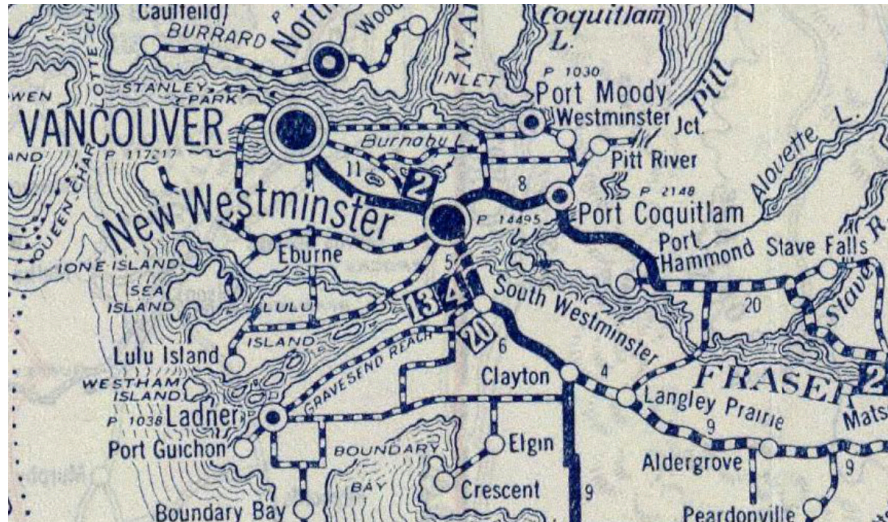


Figure 4.2 Map showing the 1925 auto trails map published by Rand McNally showing Kingsway as an improved road between Vancouver and New Westminster (City of Vancouver Archives).

Photos (Historic and Existing)



Figure 4.3 Kingsway near Fraser Street showing the BCER tracks, c. 1910. (Vancouver Public Library, 18240)



Figure 4.5 Kingsway at East 10th Avenue (Birmingham & Wood Architects and Planners).



Figure 4.4 Photograph taken at Kingsway and Broadway looking Northeast showing a billboard advertising Jantzen swim wear and the front entrance to Jantzen Knitting Mills. (Matthews, 1931)



Figure 4.6 Kingsway at East 13th Avenue (Birmingham & Wood Architects and Planners).

Area Map



- Legend**
- Broadway Plan Area
 - Parks
 - 'Village' Character Areas
 - Vancouver Heritage Register Listed Properties
 - Potential Heritage Sites
 - Cultural Landscapes
 - - - Heritage Context Statement Boundary
 - Historic Streams

Figure 4.7 Map showing the Kingsway from Main to Fraser Street area located in the Mount Pleasant neighbourhood.

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05

WATSON STREET - BROADWAY TO 16TH AVENUE

Description

Watson Street is a nine-block, 33-foot wide laneway just east of, and parallel to, Main Street. This laneway extends from East Broadway to East 16th Avenue, where the historic path of Brewery Creek crosses at East 10th Avenue and again around East 13th Avenue. There are a variety of modest businesses and residences along its length.

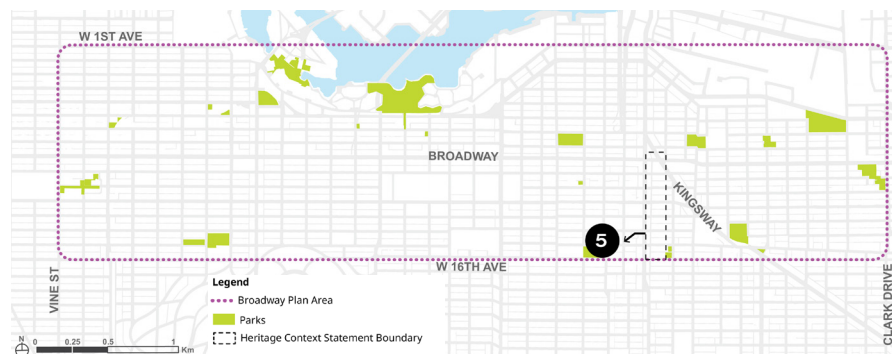


Figure 5.1 Map showing Watson Street Boundary within the Broadway Plan area.

Heritage Context

Watson Street is significant for its historical, cultural and aesthetic qualities, primarily for being a rare laneway in Vancouver that also functions as a residential street. At 33 feet wide, it is half the width of a regular city street, and was the historical boundary between District Lots 301 and 302, which may have impacted its development. This street is important for being home to houses, cottages and the occasional early apartment building that served the working-class residents of Mount Pleasant.

Watson Street is culturally important for both its murals and for being part of the Mount Pleasant music scene. The street provided entry into The Cellar, a co-operative jazz club, where punk rock artists also performed and practiced. The street is aesthetically important for its back-alley character, seen in both the rear facades and entrances of Main Street businesses, and its variety of fences. It provides a glimpse of the day-to-day functioning of the city, evidenced by loading bays, trash receptacles and electrical power lines.



Figure 5.2 1897 fire insurance plan showing Watson Street just east of Main Street (Westminster Avenue, City of Vancouver Archives, 1971).

Photos (Historic and Existing)



Figure 5.3 Abrey House at 2529 Watson Street, 1976. (City of Vancouver Archives 786-61.03)



Figure 5.5 Residential duplex at 2972/2974 Watson Street (Birmingham & Wood Architects and Planners).



Figure 5.4 2972-2974 Watson Street (City of Vancouver Archives, 1974, 1095-03253).



Figure 5.6 House with address facing Watson Street (Birmingham & Wood Architects and Planners).

Area Map



Figure 5.7 Key map showing Watson Street Heritage Context Statement from Broadway to 16th Avenue located in the Mount Pleasant neighbourhood.

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06

THE TRIANGLE BLOCK

Description

The Triangle Block is a triangular-shaped urban block comprised of several buildings in Vancouver's Mount Pleasant neighbourhood. Formed by the intersecting streets of Kingsway, Main Street and East Broadway, this area has narrow sidewalks and storefronts housing a diverse collection of small businesses.

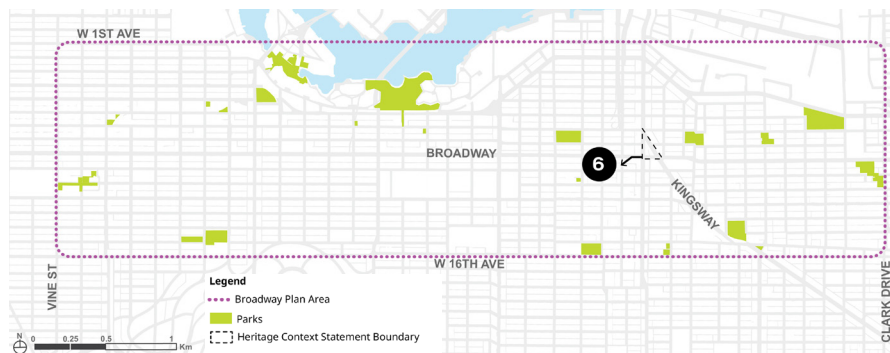


Figure 6.1 Key map showing *The Triangle Block* formed by the intersecting streets of Kingsway, Main Street and East Broadway within the Broadway Plan area.

Heritage Context

The Triangle Block has historical, social, cultural and aesthetic importance, primarily for being the heart of the Mount Pleasant neighbourhood since its development beginning in the 1880s.

Its triangular plan is important for its amalgamation of the city's north-south street grid formed by Broadway and Main Street with Kingsway (Westminster Road), a centuries-old walking path established by Salish people accessing the Fraser River, including the Skwxwú7mesh (Squamish), səliłwətał (Tsleil-Waututh), xʷməθkʷəy̓əm (Musqueam), qiqéyt (Qayqayt), Kwantlen, and qíćəy̓ (Katzie) Nations. This route provided transportation to and between a number of hunting and gathering grounds, as well as summer camp areas used for harvesting and daily living. The point of the triangle occurs near East 7th Avenue, the first through street built south of False Creek.

As Mount Pleasant's original retail area, the Triangle Block is important for its small-scale shops fronting directly onto the adjacent sidewalks, and the evolving collection of small businesses, restaurants and creative tenants, ranging from banking and union offices, retail stores, design businesses, theatre and arts groups, political offices, a chocolatier, and cafes and restaurants. It is valued by the community as the hub from which Mount Pleasant developed, and for its continuing importance to Main Street's cultural and social history, giving it the name of the neighbourhood's heritage heart. The 1947 flatiron building at 2414 Main Street is important for being a rare Art Moderne building built by the Wosks, a family of businessmen and philanthropists who developed the Wosk department store chain.

Cultural and social value is found in the Gertrude Guerin Plaza fronting the flatiron building, which functions as a gathering space created by the tip of the triangle and a plaque honouring Gertrude “Gertie” Guerin (Klaw-law-we-leth) from the Skwxwú7mesh (Squamish) Nation, an Indigenous activist who helped to establish the Vancouver Aboriginal Friendship Centre Society.

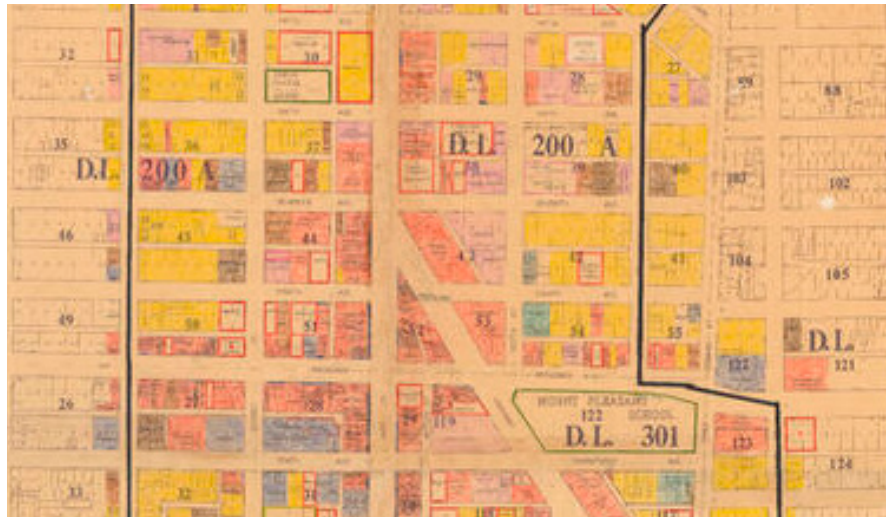


Figure 6.2 Land use in Kingsway and Main Street Area, 1965 (City of Vancouver-S445-3-: LEG37.13).

Photos (Historic and Existing)



Figure 6.3 The photo shows Westminster Road (Kingsway) and Westminster Avenue (Main Street), 1908 (Vancouver Public Library 6780).



Figure 6.5 Flatiron building at 2414 Main Street and Gertrude Guerin Plaza (Birmingham & Wood Architects and Planners).



Figure 6.4 Streetcar on Kingsway at Main Street (City of Vancouver Archives 136-514)



Figure 6.6 Bank of Montreal and the Vernon Block (Birmingham & Wood Architects and Planners).

Area Map



Figure 6.7 Map showing the Triangle Block Heritage Context Statment area located in the Mount Pleasant neighbourhood.

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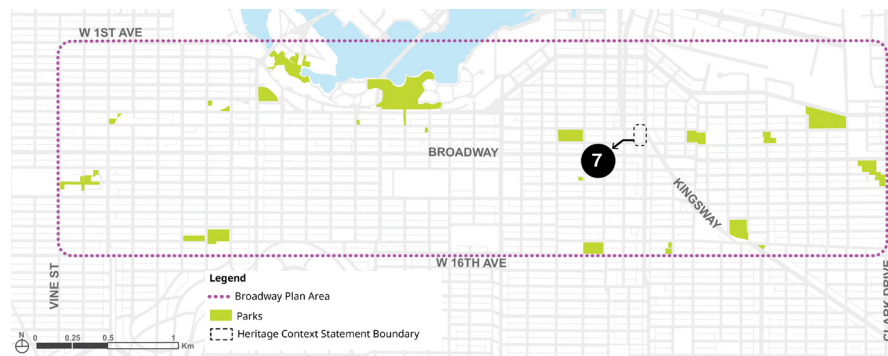
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07

2300-BLOCK MAIN STREET (WEST SIDE)

Description

The 2300-block of Main Street is an intact collection of commercial buildings, each with a different building style, use and age. Included in this block is the DePencier House, a residential building at 151 East 8th Avenue, and the Williams Block, a mixed-use commercial and apartment building at 154-156 East 7th Avenue.



Legend

..... Broadway Plan Area

■ Parks

--- Heritage Context Statement Boundary

Figure 7.1 Key map showing 2300-Block Main Street within the Broadway Plan area.

Heritage Context

The 2300-Block of Main Street Heritage Context Statment has historical, cultural, social and aesthetic significance as a grouping of early commercial buildings directly fronting Main Street. This intact cultural landscape consists of buildings that have housed various uses over the years, including a grocery store (Safeway), shoe store (Clapp's), clothing store, meat merchant and hardware store, and were intended to serve the local Mount Pleasant community.

The place is significant for its cultural association with past and current uses, including the Goh Ballet Academy, Nirvana Restaurant (serving Northern Indian cuisine), Broadway Improv Theatre and Fox Cabaret, the last which housed the former Mount Pleasant Market and an adult movie theatre. The block is a good example of early mixed-use buildings with residences above and retail below. A good example of this typology is the Broadway Rooms at 2339 Main Street, which was constructed in 1910 as a hotel with shops below.

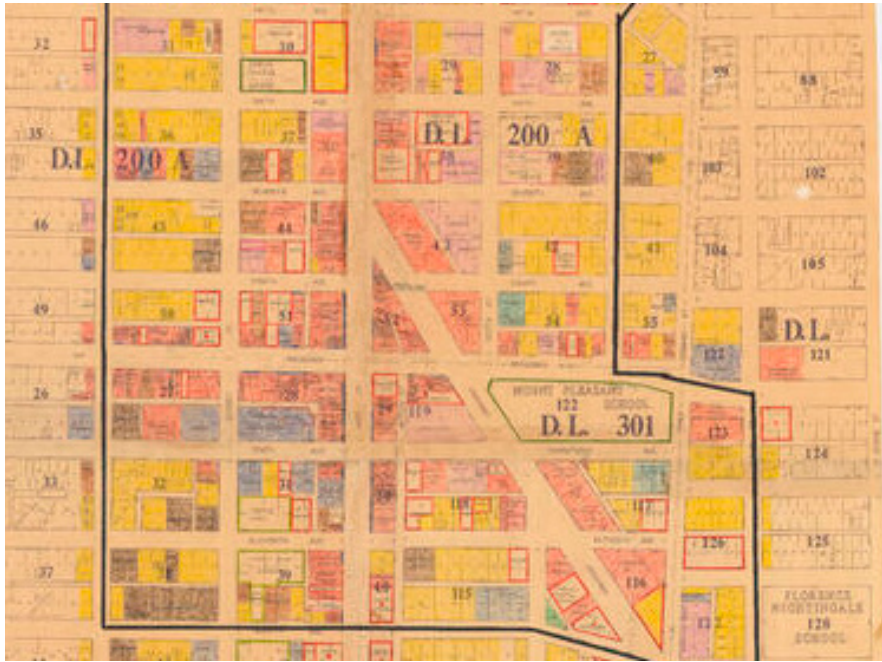


Figure 7.2 Land use Kingsway and Main Street Area, 1965 (City of Vancouver-S445-3-: LEG37.13).

Aesthetic value is found in the variety of building styles that together form an interesting and valuable architectural composition. The building occupied by the Goh Ballet Academy is a neoclassical revival building designed by Thomas Hooper for the Royal Bank. The 1889 DePencier House, formerly fronting Main Street when it was an early residential street, is valued as one of the oldest remaining residences in Mount Pleasant.

Photos (Historic and Existing)



Figure 7.3 Formerly Westminster Rd. (left) and Westminster Ave. (right), with a dry goods store in between. (City of Vancouver Archives 790-00.73)



Figure 7.4 Photograph shows The Home Service Market, Sweet 16, the Lunch Bar (formerly Morrow's Drug Store and Post Office) and Parker's Furniture on west side of the 2300 Block of Main Street (CVA 371-2087).



Figure 7.5 2300-block sidewalk looking north (Birmingham & Wood Architects and Planners).



Figure 7.6 Broadway Rooms Hotel entrance (Birmingham & Wood Architects and Planners).

Area Map

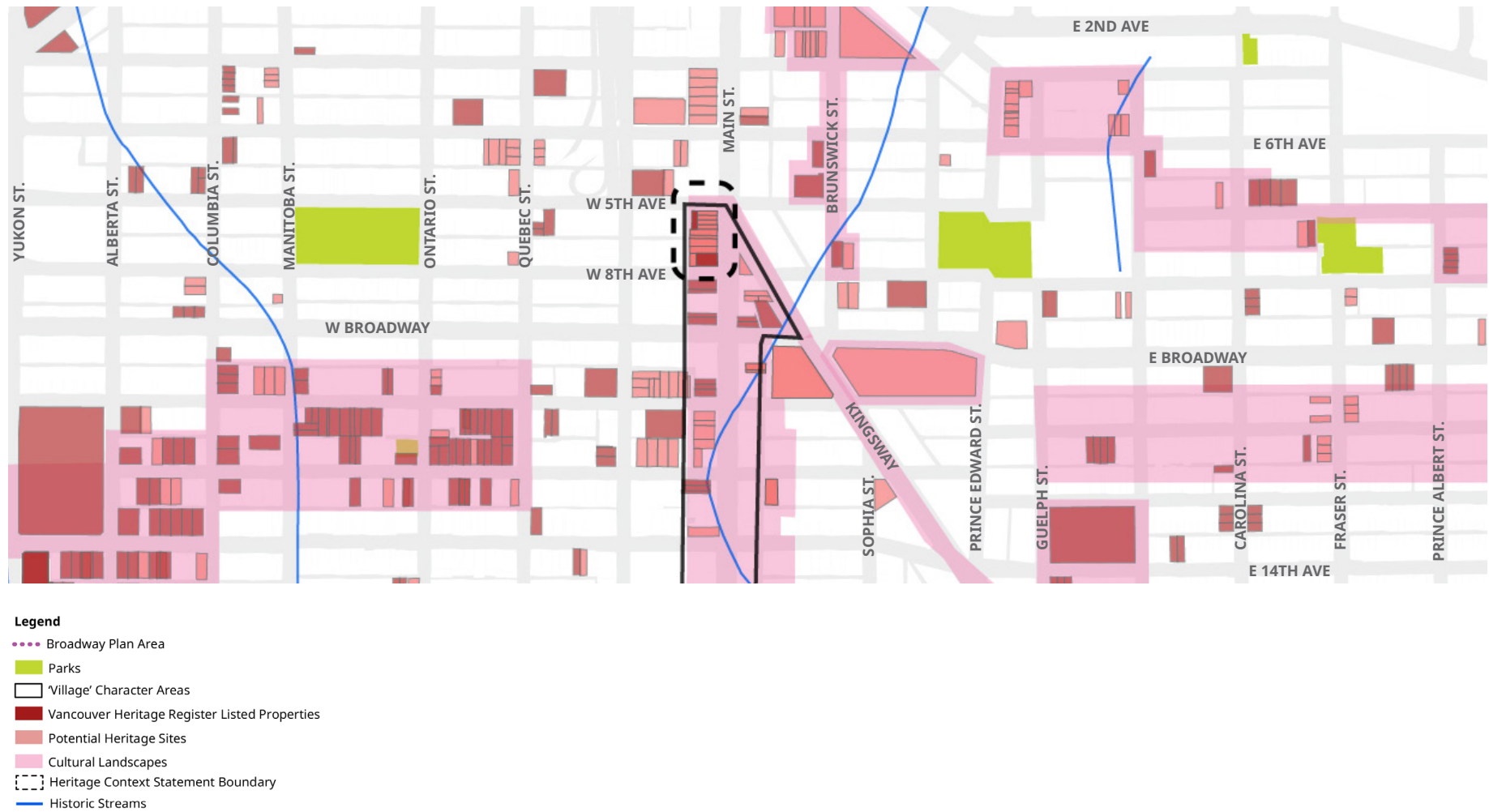


Figure 7.7 Map showing 2300 Block Main Street Heritage Context Statment area located in the Mount Pleasant neighbourhood.

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08

SCOTIA STREET

Description

Scotia Street, covering six blocks between East 2nd Avenue and East Broadway in the Mount Pleasant neighbourhood, is a mix of historical and current industrial buildings and uses, early 20th century residences and contemporary residential buildings and studios. The street is anchored by the intersection of Scotia Street, East Broadway and Kingsway to the south, and the sloped topography to the north.

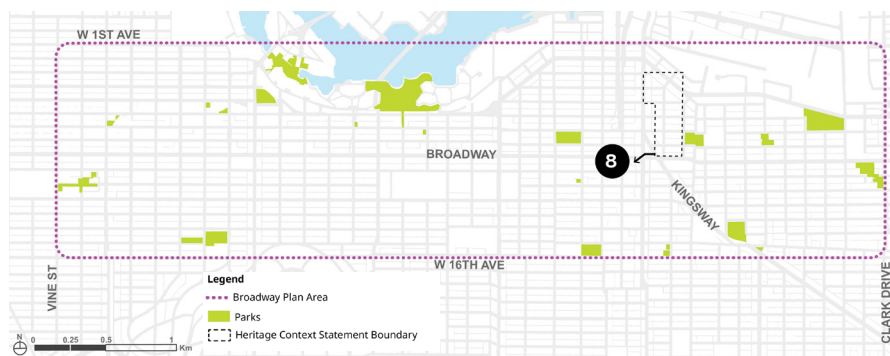


Figure 8.1 Key map showing Scotia Street within the Broadway Plan area.

Heritage Context

Scotia Street was part of a collective naming of streets after Canadian provinces in 1888 by Dr. Israel Powell, co-owner of District Lot 200A, and reflected the colonial attitudes in claiming Indigenous space at the time.

Scotia Street holds historical, cultural and economic value, primarily as a centre of early industrial activity and development in Mount Pleasant. The street's sloping topography is an important reminder of its location near the former Brewery Creek, one of Vancouver's largest salmon and trout streams, which flowed downhill through a deep ravine to empty into False Creek. Plants, fish and wildlife associated with the creek provided sustenance for First Nations, while the stream itself was a source of power and fresh water for small industries in the 1880s and 1890s. Dams were constructed across the creek, from which flumes directed water to power industries such as slaughterhouses, tanneries, beverage makers and a grain-grinding mill.

The mix of uses, both past and present, is significant for representing the character of Scotia Street. Besides a major brewery and other industrial uses, the area later housed small-scale industrial uses such as car-oriented repair shops and laundries operated by Chinese Canadians servicing the local labourers – an example of immigrants creating their own economic niche. Two rare surviving examples of buildings representing Mount Pleasant's industrial past and the adaptive re-use of local buildings are from the former Vancouver Breweries Limited complex – the Brewery Creek building, converted to artists' live/work studios in 1993, and the Vancouver Breweries Garage which currently houses the Main Street Brewery. Several remaining houses dating from the early 1900s are representative of the early residential uses of the area and are connected to the retail and services found along nearby Main Street.

The significance of arts and culture along this street is found in the mix of uses and artist live/work buildings, a concept pioneered by the Western Front Society in the 1970s. The opening of the Native Education College in 1985 reinforces these diverse cultural connections, and is an important reminder of the First Nations who occupied the land before the settlers arrived.

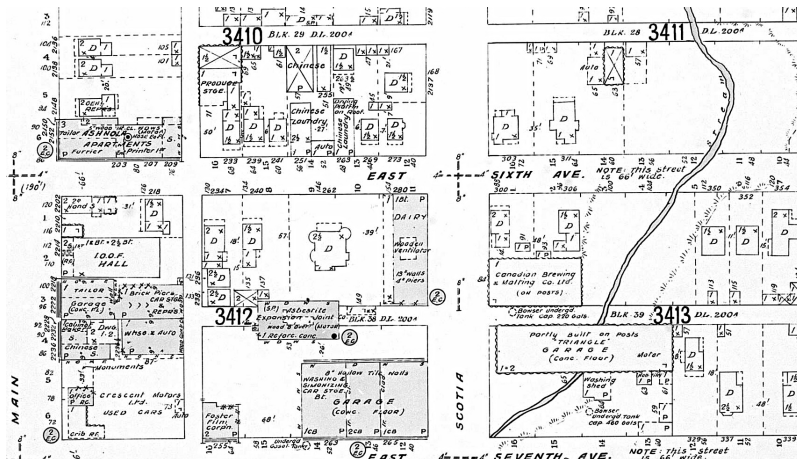


Figure 8.2 1905 fire insurance plan showing early land uses and the location of Brewery Creek. (City of Vancouver Archives, Map 625 1974-100 26).

Photos (Historic and Existing)



Figure 8.3 Early residences at 1913-1919 Scotia Street, 1987. (City of Vancouver Archives 786-60.27)



Figure 8.5 200-block East 5th Avenue (north side) showing the Native Education College Administration Building and Longhouse with a live/work building across the back lane (Birmingham & Wood Architects and Planners).



Figure 8.4 Campbell Motors (formerly Vancouver Breweries Limited), now Main Street Brewing Company, 1940. (City of Vancouver Archives 136-537)



Figure 8.6 Interpretive cairn at East 6th Avenue and Scotia Street with the Vancouver Breweries building in the background (Birmingham & Wood Architects and Planners).

Area Map



Figure 8.7 Map showing Scotia Street Heritage Context Statement area located in the Mount Pleasant neighbourhood.

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09

NATIVE EDUCATION COLLEGE

Description

The Native Education College (235 East 5th Avenue, Administration Building (1962) & 285 East 5th Avenue, Longhouse (1985)) is a cultural landscape comprised of two buildings – a large, two-storey post-and-beam Haida-style Longhouse, and an associated Administration Building – together with traditional plants and open green space along East 5th Avenue. The Longhouse, located at the northwest corner of East 5th Avenue and Scotia Street, is highly visible and stands apart from the surrounding buildings and urban context.

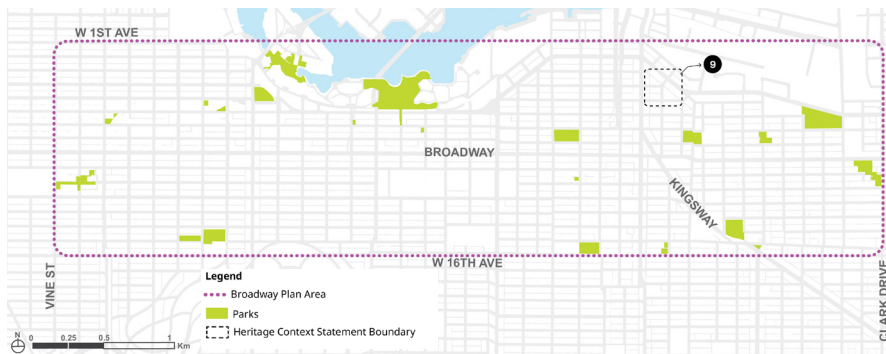


Figure 9.1 Key map showing Native Education College within the Broadway Plan area.

Heritage Context

The Native Education College has historical, aesthetic, social, cultural, spiritual and educational values as a purpose-built institution and physical structure that affirms Indigenous peoples' occupation of the lands, including the area along Brewery Creek and the wider Mount Pleasant area from time immemorial.

Originally established in 1967 as the Native Education Centre, the Native Education College (NEC) has historical value through its purpose of meeting the educational needs of Vancouver's growing Urban Indigenous population. A product of political action by grassroots Indigenous groups and First Nations leaders during the 1960s, the NEC is important for providing Indigenous learners with the necessary academic and life skills to secure employment and improve their quality of life. Led by Ray Collins from the Department of Indian Affairs and Gertrude Guerin, a local Indigenous leader and others, the NEC is historically important for evolving into a private post-secondary college directly operated and controlled by BC First Nations through the Urban Native Indian Education-Society.

Constructed in 1985, the NEC's post-and-beam Longhouse is aesthetically significant for its design, building program and construction materials, as seen in its Haida-style Longhouse design and large first-growth Douglas fir beams. Its interior was designed specific to its purpose, and included classrooms, administrative offices, kitchen, cultural room, student lounge and a ceremonial fire pit. It was important for a collaborative approach to the building's specific design program, which was undertaken by Vancouver architect Larry McFarland and assisted by Malcom McSporran, an architecture school graduate who was also Indigenous.

The NEC has social value for emphasizing its commitment to openness and sense of belonging to all students, while prioritizing the celebration and acknowledgement of the local host Nations, xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətaʔ (Tsleil-Waututh). Collaboration with these Nations through events, cultural celebrations and teachings is an important intangible value to the Native Education College's faculty and students.

Cultural and spiritual significance is found in the creation of the Native Education College itself, which recognizes the educational requirements of Indigenous scholars. Physically, it is found in the traditional design of the building, and in renowned Nisga'a master carver Norman Tait's 13-metre-tall totem pole at the building's entrance, with a traditional 122-centimetre doorway at the base to serve as a ceremonial entry. The totem pole has spiritual symbolism as a reminder of the visible and strong presence of Indigenous people in the province. The original landscaping is culturally important for its inclusion of plants traditionally used by local Indigenous people, including salal, cattail, salmonberry, fireweed and sword fern.

The NEC's educational values are found in the Society's philosophy to provide an adult training facility committed to giving educational opportunities to Indigenous adults within their cultural values and beliefs, with quality educational programs consistent with traditional values and needs. It provides a context for attendees to involve themselves in educational experiences that acknowledge and reinforce their Indigenous identity.

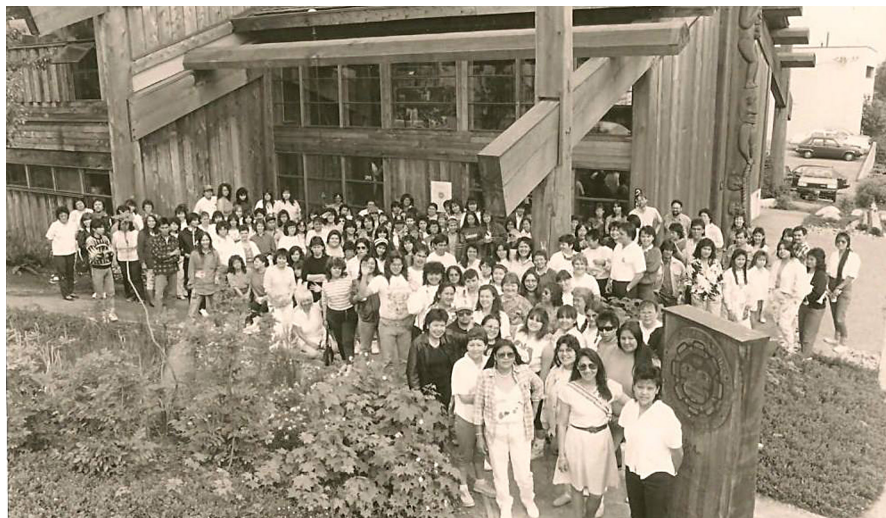


Figure 9.2 Students at the entrance to the Native Education College, c.1988. (Native Education College)

Photos (Historic and Existing)



Figure 9.3 Raising the totem pole, 1985 (Native Education College).



Figure 9.4 Entry to Native Education College (Native Education College).

Area Map

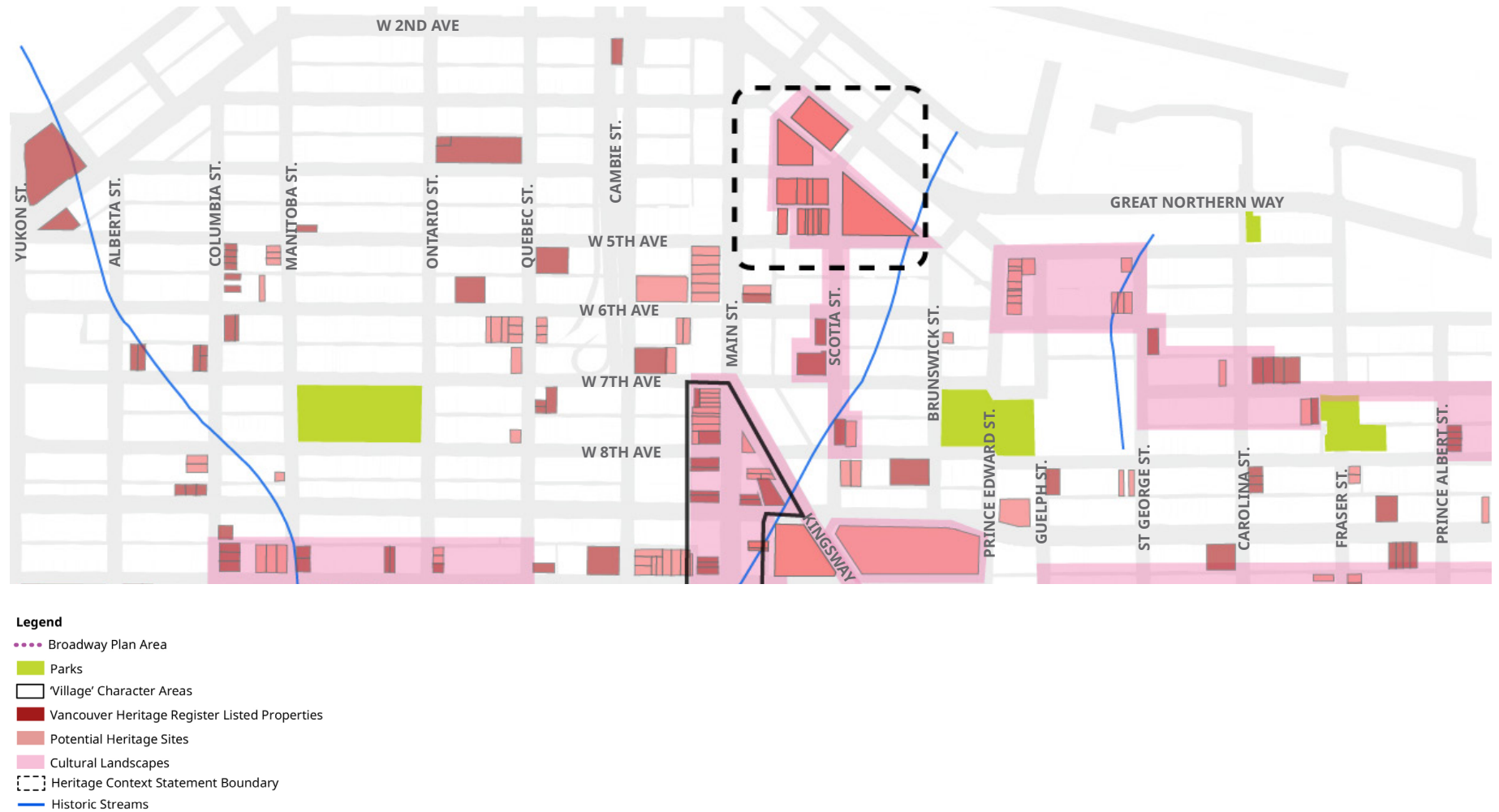


Figure 9.5 Map showing 235 East 5th Avenue – Administration Building (1962) and 285 East 5th Avenue – Longhouse (1985) within the Heritage Context Statment area located in the Mount Pleasant neighbourhood.

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10

MOUNT PLEASANT NORTH

Description

The Mount Pleasant North area is bounded by East 5th Avenue to the north, St. Catherines Street to the east, East 8th Avenue to the south and Prince Edward Street to the west. It also includes the 300-block East 6th Avenue immediately west of Prince Edward Street. Most blocks in this area are lined with canopies of street trees in boulevards with access to a rear lane.

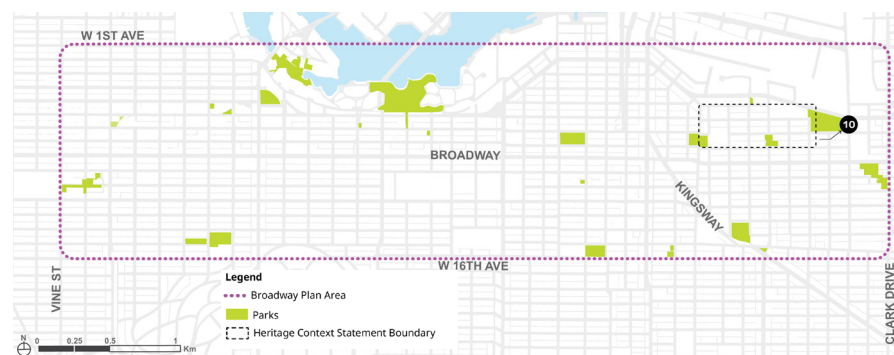


Figure 10.1 Key map showing Mount Pleasant North area within the Broadway Plan area.

Heritage Context

The Mount Pleasant North area has historical, aesthetic, cultural and social importance that grew and prospered as part of the development of the Mount Pleasant neighbourhood and Main Street. Many of the streets were named after the relatives of Queen Victoria, and are part of the original street grid pattern.

The neighbourhood is important for its early working-class housing in the city, a built form that includes a mix of residential buildings ranging from significantly designed homes, to modest single-family residences and early apartment buildings. It is representative of the evolution of the Mount Pleasant economy related to the industrial uses that lined Brewery Creek.

Many of the early residential buildings date from 1905 to 1913, representing the boom years of Mount Pleasant and Vancouver. They include primarily gabled vernacular, Victorian-era and Edwardian style houses. Along with several homes dating from the 1930s and the 1950s, and the early apartments, the collection of residential buildings express evidence of both the retention of early building stock and the evolution of the neighbourhood over time.

This part of Mount Pleasant has adapted to local topography and land patterns, where the False Creek escarpment has shaped the street pattern, particularly at the intersection of St. Catherines Street and the 800-block East 6th Avenue. Having been built on the slopes of Mount Pleasant that descend north to False Creek, the area is significant for its adaptation to the sloped grades, where stone and concrete walls support buildings on the uphill side. Some of the area's lots are narrow and have houses built to fit within the narrow site perimeters.

The area is recognizable for its typical infrastructure, including the relationship between streets, narrow boulevards and sidewalks, with some streets having a more informal character due to the lack of curbs and street gutters. Aesthetic values are found in the narrow sidewalks with mature street trees, including species such as common horse chestnut, kwanzan flowering cherry, european ash and crimean inden. The area has social value for the pedestrian use of its streets, for its neighbourhood parks and for being the central location of the Mount Pleasant Farmers Market. The neighbourhood is also important for its easy pedestrian access to shops and services along Main Street and Kingsway. Particularly important for their ecological and social values are the parks in the area, including Guelph Park, Sahalli Park and China Creek North Park.

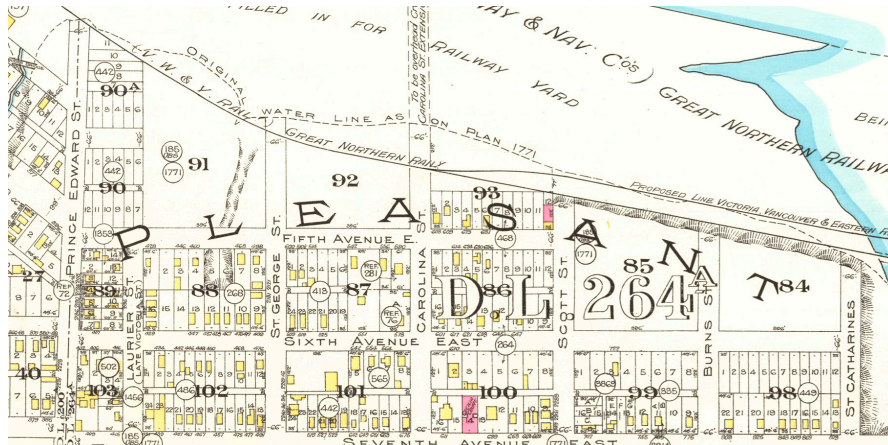


Figure 10.2 Fire insurance plan from 1912 showing the layout of lots and streets in Mount Pleasant North, with Prince Edward Street as the division between District Lots (DL) 264 and 200. The plan also illustrates the escarpment at St. Catherine's Street and the Great Northern Railway lands in the process of being filled in. (City of Vancouver Archives Map 342b.18/342b.22)

Photos (Historic and Existing)



Figure 10.3 Photograph shows a view north along Westminister Avenue (Main Street) with the bridge, False Creek and Downtown in the background (City of Vancouver Archives).



Figure 10.4 China Creek cycling track (Vancouver Heritage Foundation).



Figure 10.5. 500-block East 7th Avenue (Birmingham & Wood Architects and Planner).



Figure 10.6 600-block East 7th Avenue (Birmingham & Wood Architects and Planners).

Area Map



Figure 10.7 Map showing Mount Pleasant North Heritage Context Statment area located in the Mount Pleasant neighbourhood.

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11

400- TO 800-BLOCK EAST 10TH AVENUE

Description

This area spans five residential blocks along East 10th Avenue from Guelph Street to St. Catherines Street. It includes a mix of residential buildings of different ages, apartment buildings and significant street trees.

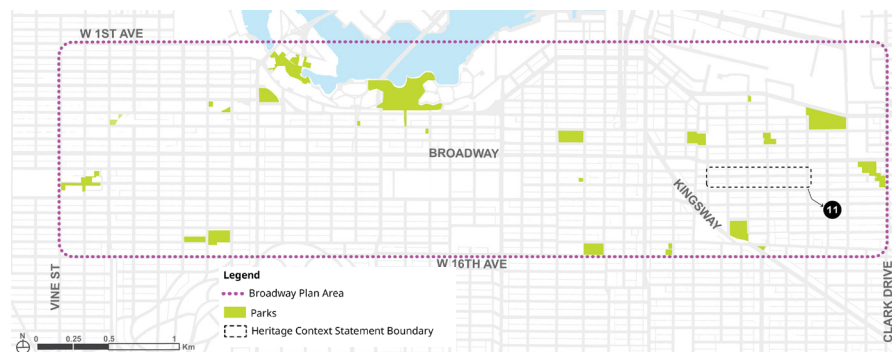


Figure 11.1 Key map showing 400- to 800-block East 10th Avenue within the Broadway Plan area.

Heritage Context

The area encompassing the 400- to 800-block East 10th Avenue is significant for its historical, aesthetic, social and cultural values, primarily for being a historic residential neighbourhood associated with the early development of Mount Pleasant.

It is part of the original street grid pattern and is valued for its mix of early houses and apartments, and later residential infill located just east of Mount Pleasant's commercial hub at Kingsway and Main Street. It represents a historic middle and working class residential cultural landscape that grew and prospered as part of the economic development-

of the neighbourhood. Buildings found along these blocks represent several eras in the history of Mount Pleasant, including early working-class housing and apartment buildings. Together with more modest homes and recent infill housing, such as the Vancouver Special, these buildings are important for representing the area's change over time.

The area is significant for having several buildings that are recognized on the Vancouver Heritage Register. Most houses in the neighbourhood are from the Victorian or Edwardian era and were constructed between 1905 and 1912, a time when Vancouver was undergoing a boom period. There are also several houses of interest, including some interwar houses dating from 1925 to 1935, and more recent ones, along this stretch of East 10th Avenue.



Figure 11.2 Fire insurance plan showing street grid of the 400- to 800-block of East 10th Avenue, 1912. (City of Vancouver Archives)

The area is valued for its typical infrastructure, including the relationship between the streets, narrow boulevards and sidewalks, with some streets having a more informal character due to the lack of a curb and gutter. Aesthetic value is found in the narrow sidewalks with mature street trees, while social value is found in the pedestrian use of its streets. This is evidenced by planted and adopted traffic calming areas, boulevards and street end nodes that contribute to the ecological value of the place, as well the intangible heritage for community participation in their nurturing and care.

Photos (Historic and Existing)



Figure 11.3 801 East 10th Avenue (City of Vancouver Archives).



Figure 11.5 Social use of the streets in the area (Birmingham & Wood Architects and Planners).



Figure 11.4 497 East 10th Avenue (City of Vancouver Archives).



Figure 11.6 Adopted street corner garden and seating area (Birmingham & Wood Architects and Planners).

Area Map



Legend

- Broadway Plan Area
- Parks
- 'Village' Character Areas
- Vancouver Heritage Register Listed Properties
- Potential Heritage Sites
- Cultural Landscapes
- - - Heritage Context Statement Boundary
- Historic Streams

Figure 11.7 Map showing 400- to 800-block East 10th Avenue Heritage Context Statment area located in the Mount Pleasant neighbourhood.

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12

400-BLOCK EAST 12TH AVENUE

Description

The portion of 400-block of East 12th Avenue between Guelph Street and St. George Street includes Florence Nightingale Elementary School and its grounds on the north side and an intact collection of early residential buildings on the south side.

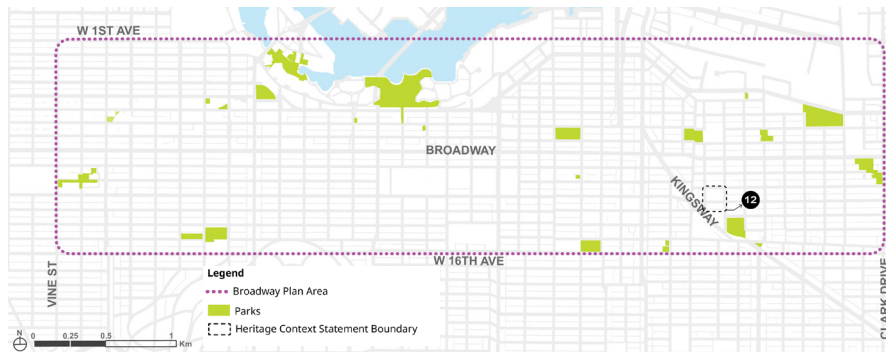


Figure 12.1 Key map showing 400-block of East 12th Avenue within the Broadway Plan area.

Heritage Context

The 400-block of East 12th Avenue has historical, aesthetic and cultural values, particularly for the relationship between the row of early houses on its south side, Florence Nightingale Elementary School and the larger surrounding neighbourhood. Centered around the 1911 Florence Nightingale School, this block is representative of an early working-class, family-oriented neighbourhood in Mount Pleasant. The block is significant for its collection of historical houses along East 12th Avenue just east of Mount Pleasant's commercial hub at Kingsway and Main Street.

The earliest and majority of buildings on the block date between 1909 and 1912, a time when Mount Pleasant and Vancouver were undergoing an economic and development boom. Representative styles found on this block include Victorian, gabled vernacular and Edwardian era houses, typical of Vancouver and Mount Pleasant during this period. Located mid-block is a house constructed in 1928 during the post-war era when house styles trended towards the Craftsman Bungalow.

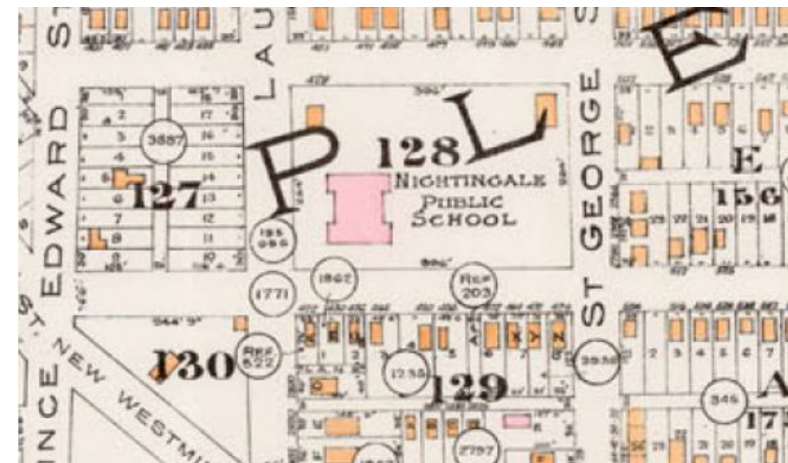


Figure 12.2 Fire insurance map showing 400-block East 12th Avenue, 1912 (City of Vancouver Archives, Plate 86, Vol. II).

The presence of Florence Nightingale Elementary School is significant to this block. As an early Mount Pleasant school dating from 1911, it was constructed to service the expanding number of working families settling in the area. Important pedestrian connections can be found along East 12th Avenue to the retail and service area around Kingsway and Main Street, and to the historical commercial node at Kingsway and Fraser Street to the south.

Photos (Historic and Existing)



Figure 12.2 Houses on the 400-block East 12th Avenue, 1985. (City of Vancouver Archives 790-0070)



Figure 12.3 Florence Nightingale School, 1940. (City of Vancouver Archives 136-523)



Figure 12.4 Houses on the 400-block East 12th Avenue. (Birmingham & Wood Architects and Planners).

Area Map

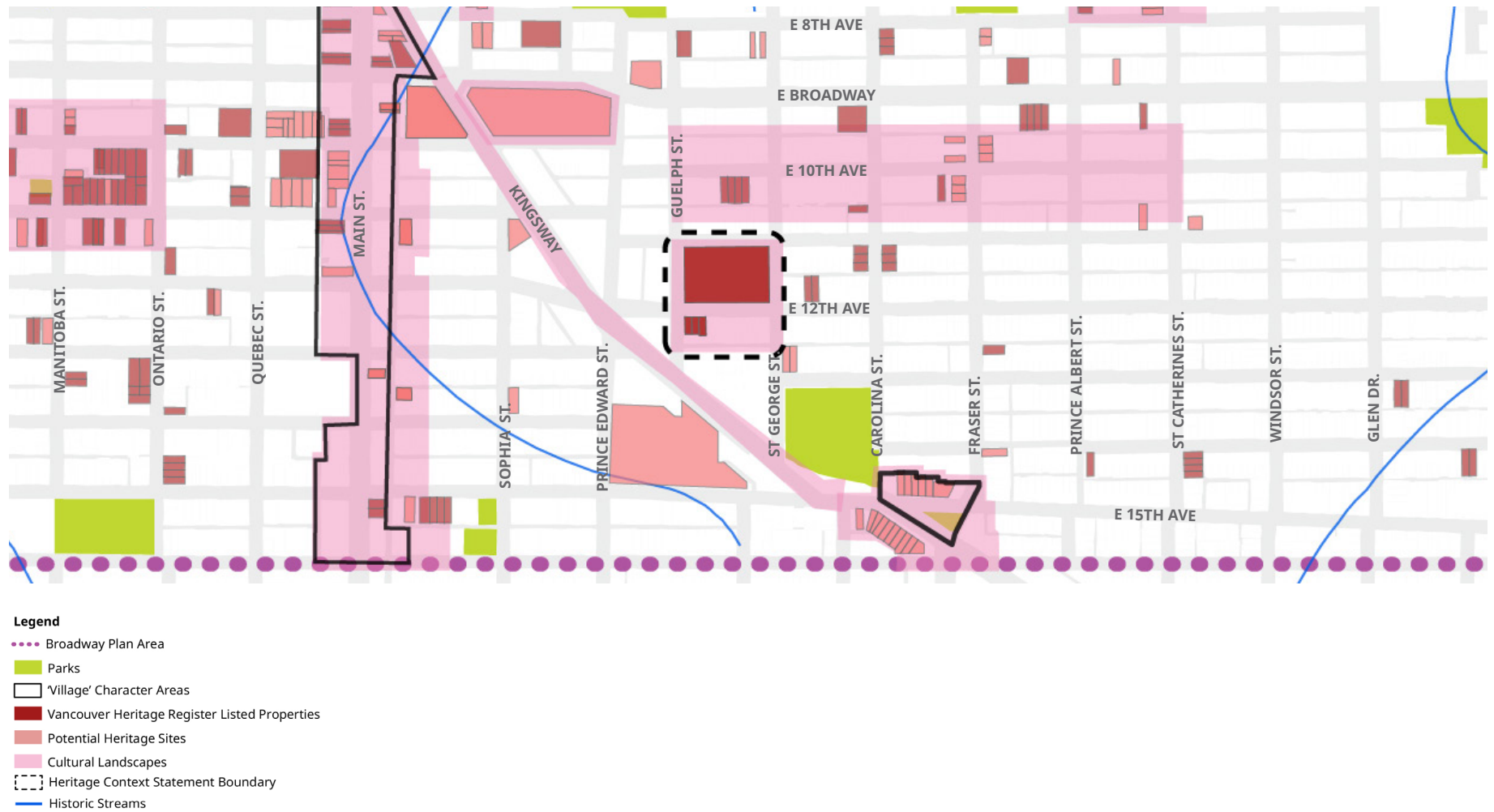


Figure 12.5 Map showing 400-block of East 12th Avenue Heritage Context Statment area located in the Mount Pleasant neighbourhood.

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13

MOUNT PLEASANT WEST

Description

The Mount Pleasant West area is roughly bound by Broadway to the north, Ontario Street to the east, West 12th Avenue to the south and Cambie Street to the west. The area largely consists of curbed, relatively narrow residential streets lined with houses dating from the early part of the 20th century, and sidewalks with mature street trees in narrow grassy boulevards. Vancouver City Hall is located along the westernmost boundary of this area.

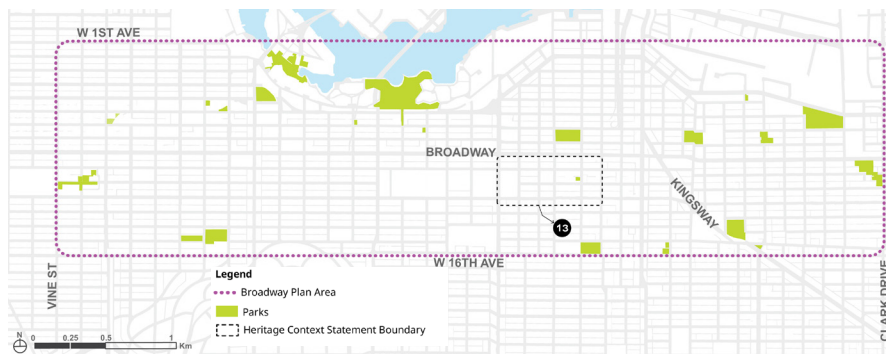


Figure 13.1 Key map showing Mount Pleasant West within the Broadway Plan area.

Heritage Context

The Mount Pleasant West area has historical, aesthetic, cultural and social importance, primarily for being one of the oldest areas of the city with intact Victorian and Edwardian-era houses. The street names associated with this area, including Yukon, Alberta, Columbia, Manitoba, and Ontario, are part of the original street grid pattern and reflect the 1885 naming of streets in District Lot 200A after Canadian provinces by Dr. Israel Powell, co-owner of the lands and one of the key people to negotiate British Columbia's entry into Canada. The naming was an expression of the colonial attitudes in claiming Indigenous space.

Originally developed in the early 20th century as a residential neighbourhood, the area is valued for its middle-class residences which mainly comprises single family homes. The area grew as part of the development and prosperity of the Mount Pleasant commercial area as new housing construction expanded westward. City Hall, which is located on the site of the former Strathcona Park, is a significant landmark in this area. Built outside downtown, which was rare for such a building at the time, this emblematic building revealed the ambition of city officials to-redefine the area from a residential suburb to an extension of the downtown. Designed by architects Townley and Matheson and opened in 1936, this notable structure not only created jobs at the time, but symbolized the amalgamation of Vancouver with Point Grey and South Vancouver.

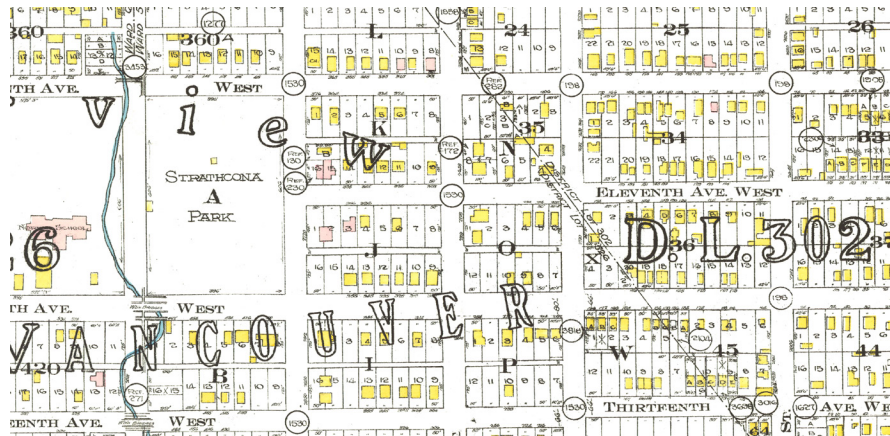


Figure 13.2 Fire insurance plan showing West Mount Pleasant, including Strathcona Park, site of future City Hall 1912 (City of Vancouver Archives).

The area is significant for its concentration of early residential buildings, most of which were constructed from 1905 to 1912 during Vancouver's boom era. They include a collection of relatively intact Edwardian and Victorian-era houses on the 100-block West 10th Avenue (the Davis Block), a Queen Anne Revival house on the 400-block West 12th Avenue across from City Hall, a 1925 interwar house on the 300-block West 12th Avenue and a number of pre-First World War era houses on the 300- to 400-block West 12th Avenue. Collectively, the Davis Block is also valued for representing the character of early Vancouver and where the first laneway houses in the city were built to increase the area's density. New zoning was developed in response to community activism and allowed the construction of rental homes on already developed lots while maintaining the scale and historic character of existing structures.

The area's streets show a consistent pattern of buildings, sidewalks, boulevards with street trees and roadways. Some streets illustrate their adaptation to the sloped grade by using stone walls to create a level building area on the south side. Aesthetic values are found in the narrow boulevards with mature street trees, including species such as the common horse chestnut, red oak, american elm and the kwanzan flowering cherry tree.

The Mount Pleasant West neighbourhood forms a cultural landscape, particularly those buildings on the north side of West 12th Avenue along with the City Hall building. Social value is found in the public space and community garden around City Hall, as well as the residents' use of the street boulevard, including the placement of items such as a tire swing, wheelbarrow planter, bicycle and outdoor chairs, which add to the character of the area.

Photos (Historic and Existing)

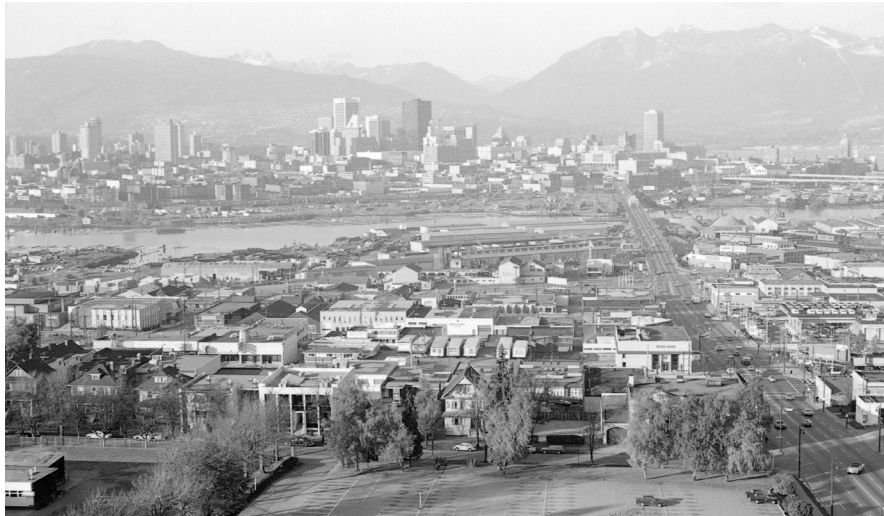


Figure 13.3 A view down Cambie Street across the Cambie Street Bridge, and adjacent neighbourhoods in Fairview and Mount Pleasant. (City of Vancouver Archives, COV-S587)



Figure 13.4 Oblique view shows City Hall between Cambie and Yukon Streets and 13th Avenue and Broadway, 1968 (City of Vancouver Archives).



Figure 13.5 View of 0-block West 11th Avenue showing intact houses dating primarily from 1908, relationship of sidewalk, boulevard and street, and typical back lane (Birmingham & Wood Architects and Planners).



Figure 13.6 City Hall today, 453 W 12th Ave, Vancouver BC (Eve Lazarus, 2014).

Area Map

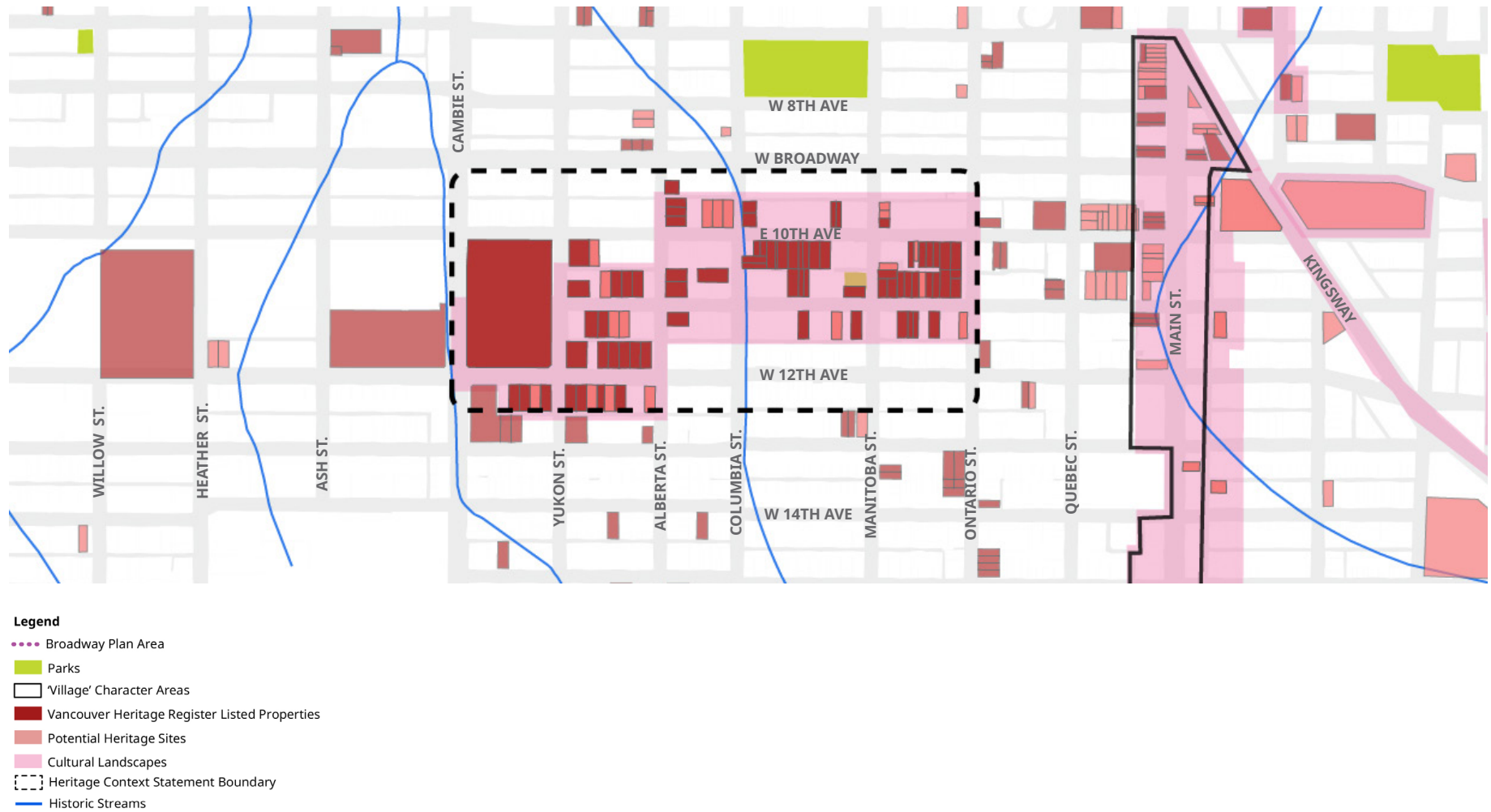


Figure 13.7 Map showing the Mount Pleasant West Heritage Context Statment area located in the Mount Pleasant neighbourhood.

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14

ST. MICHAEL'S MULTICULTURAL ANGLICAN CHURCH

Description

St. Michael's Multicultural Anglican Church is a wood-framed, gable-roofed structure with arched windows and gabled front porch, facing Broadway in the Mount Pleasant neighbourhood. On the same property facing Prince Edward Street sits an earlier and connected church building, now used as the church hall and a daycare centre.

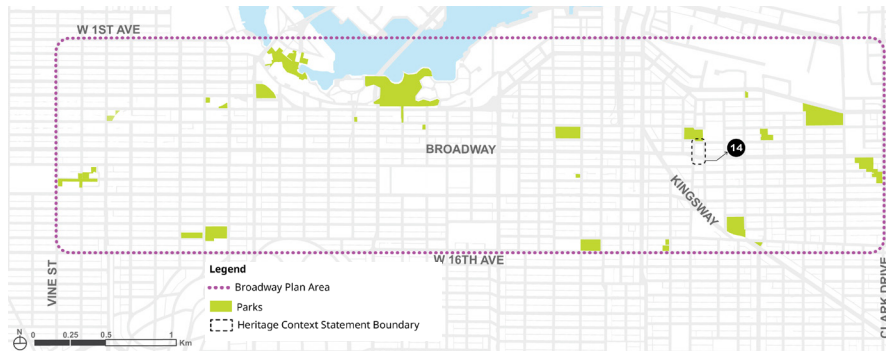


Figure 14.1 Key map showing St. Michael's Multicultural Anglican Church within the Broadway Plan area.

Heritage Context

Established in 1889, St. Michael's Multicultural Anglican Church is significant for being an early church in the Mount Pleasant neighbourhood when it purchased the site in 1905. It was constructed at a time when churches played a central role in community life. Church steeples were evident in the Mount Pleasant skyline and the area around East Broadway, between Prince Edward and Guelph Streets, became known as "Church Hill." The location of the church in the residential area of Mount Pleasant-

east of Main Street enabled it to serve the surrounding working-class population.

The church held its first service on March 10th, 1889, at a site on the former Biltmore Hotel at 375 Kingsway. It is significant for expanding to its present location at 409 East Broadway, and building a new church, its third, in 1908. Continued population growth and expansion in Mount Pleasant led to the construction of the current and fourth church in 1932, with the earlier building becoming the church hall.

The current church building has aesthetic value in its perpendicular Gothic-revival architecture inspired by churches of the 15th century and seen in the gable roof, gable-roofed porch and arched windows and doors. Its exterior cladding and concrete front steps are part of its 1930s aesthetics.

Typical of a traditional church layout, the church includes a nave and side aisles, chancel, morning chapel, entrance vestibule and organ chamber. The church is significant for its designer, Twizell & Twizell, a well-known local architectural firm and the designer of a number of churches throughout the city. The landscaped grounds are important as a community green space in a dense commercial area and support the aesthetic values of the church along its Broadway-facing front facade.

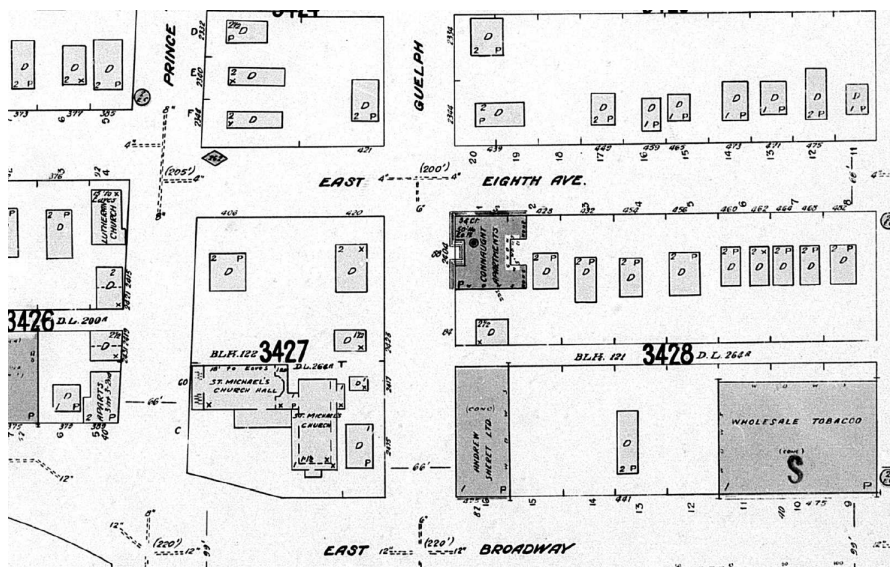


Figure 14.2 Fire insurance plan showing the church in its residential context with adjacent businesses on East Broadway, 1956. (City of Vancouver Archives Vol. 3 Plate 342)

St. Michael's Multicultural Anglican Church has evolved to serve a multicultural community as Mount Pleasant has grown and its demographic has changed over time. The church supports diversity, as demonstrated by the number of different languages spoken in the church, including Tagalog, Lugandan, Chinese, Japanese, French, Farsi, Jamaican and English, and is valued for its commitment to the local community through its volunteers and meal ministry program.

Photos (Historic and Existing)



Figure 14.3 Exterior of fourth St. Michael's Church, ca. 1935. The third 1908 church on the left is now St. Michael's Hall. (City of Vancouver Archives 468-016)



Figure 14.4 Exterior of third St. Michael's Church, now St. Michael's Hall. (City of Vancouver Archives 468-015)



Figure 14.5 Third 1908 church, now St. Michael's Hall (Birmingham & Wood Architects and Planners).



Figure 14.6 Entry to St. Michael's Multicultural Anglican Church (Birmingham & Wood Architects and Planners).

Area Map

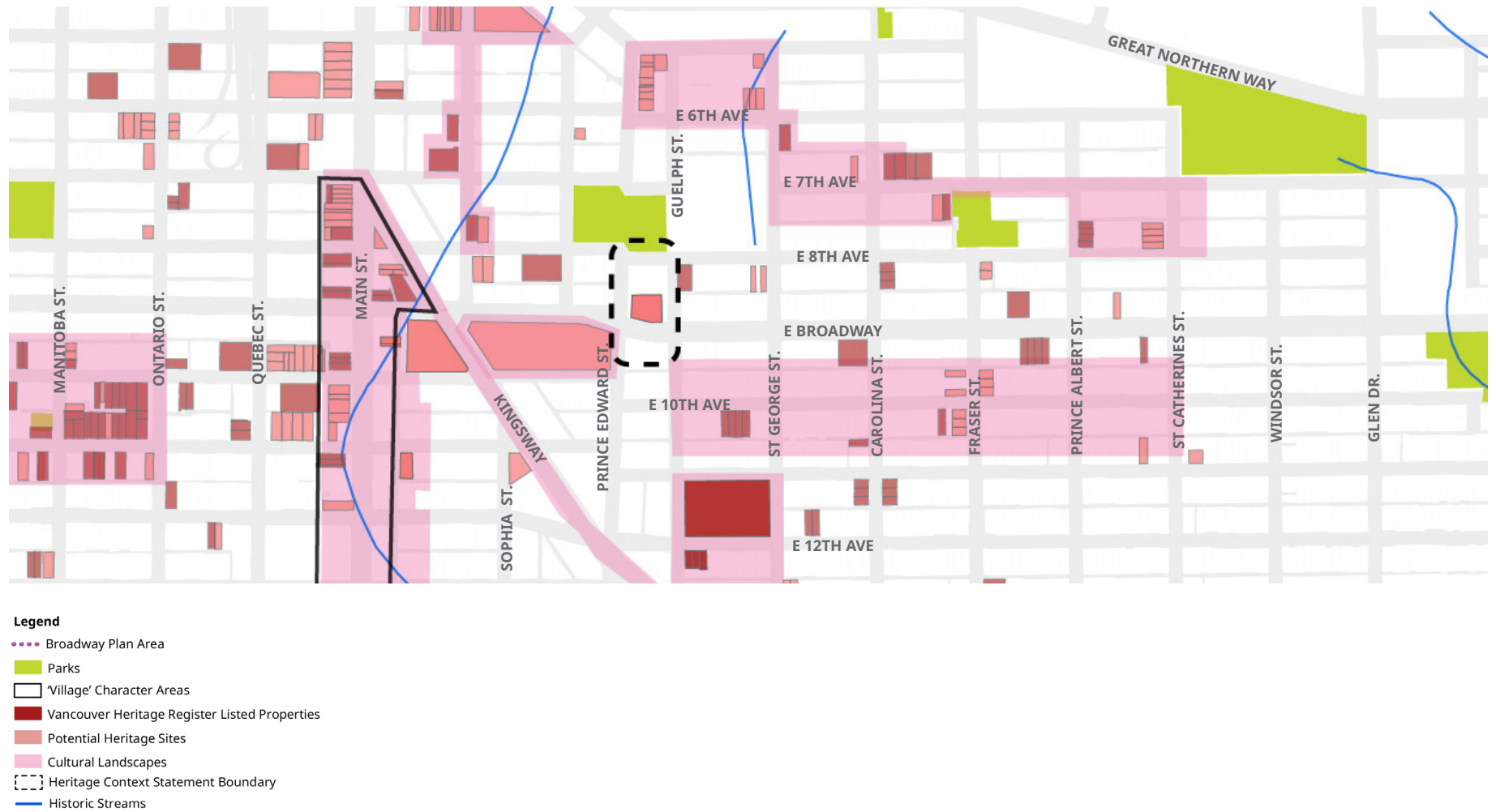


Figure 14.7 Map showing St. Michael's Multicultural Anglican Church Heritage Context Statment area located in the Mount Pleasant neighbourhood.

15

KITSILANO EAST - DELAMONT PARK

Description

This area of Kitsilano encompasses the 2100- to 2400-block Yew Street (between West 5th Avenue and West Broadway) and the area surrounding Delamont Park. It includes an eclectic mix of older homes, early apartment buildings and new infill construction, Delamont Park, the Arbutus Greenway, community gardens and a composting demonstration area along the Greenway. The early houses are found along West 5th Avenue (mid 1900- to 2000-block), Arbutus Street (east side of 2100- to 2200-block), West 6th Avenue (2000-block) and Cypress Street (2100-block).

Delamont Park, including West 5th and West 6th Avenues, is a remaining community of early houses, now surrounded by apartment buildings mostly dating from the 1960s and 1970s. Arbutus Coffee, a neighbourhood coffee shop and landmark at the corner of Arbutus Street and West 6th Avenue, occupies a heritage building constructed in 1907.

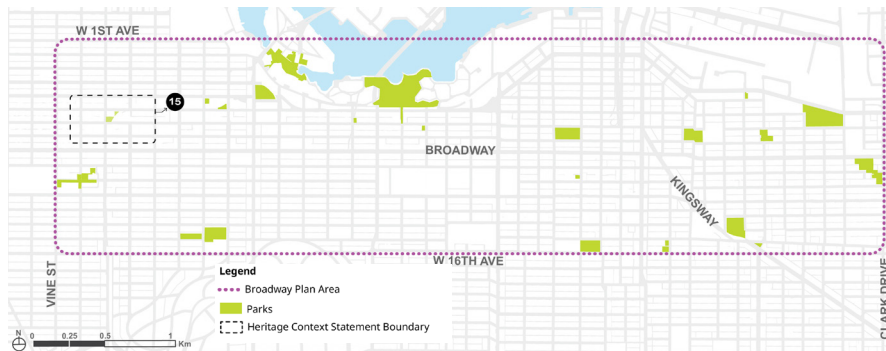


Figure 15.1 Key map showing 2100- to 2400-block Yew Street between West 5th Avenue and West Broadway within the Broadway Plan area.

Heritage Context

This section of Yew Street is significant for its remnant street characteristics that include two-storey apartments and older homes typically associated with the Fairview Beltline streetcar service along West 4th Avenue and West Broadway.

The area along Yew Street is important for its connection to West 4th Avenue as an early commercial street, and for its continuation north through the small commercial area down to Kitsilano Beach.

The Delamont Park area is significant for being a small and rare, yet-intact community of 22 historic houses. These houses have survived the demolition of adjacent blocks of early wood-frame houses typical of Kitsilano and their replacement by apartment buildings in the 1960s and 1970s.

West 5th and West 6th Avenues are both important for their significant early homes, and for capturing the ambiance of Kitsilano in the 1960s and 1970s. This was the era when rooms in older houses were rented out as individual apartments, and younger people moved into the neighbourhood for the cheaper rents, and when Kitsilano was becoming the centre of Vancouver's counterculture.



Figure 15.2 1918 plan showing the context of Yew Street, Arbutus Street, the BCER line and Delamont Park. (City of Vancouver Archives LEG1319.002)

The creation of the Arbutus Greenway in 2016 along the former route of the BC Electric Railway is significant for conserving traces of the railway that ran between Vancouver and Steveston from 1905 to 1958, which helped to open up the Kitsilano area for settlement and development. Its conversion to the Arbutus Greenway has ecological and recreational importance, with the greenway providing a connection through Kitsilano to the Fraser River. The presence of the community gardens and composting demonstration site are important for their environmental and social values, and for recalling the independent nature of Kitsilano in the 1960s and 70s.

Photos (Historic and Existing)



Figure 15.3 2415-2421 Yew Street, 1978 (City of Vancouver Archives 786-32.03).



Figure 15.5 2100-block Arbutus Street (Birmingham & Wood Architects and Planners).



Figure 15.4 Building at 2200 Yew Street on the corner of Yew Street and West 7th Ave (City of Vancouver Archives 780-146).



Figure 15.6 Arbutus Coffee at 2200 Arbutus Street (Birmingham & Wood Architects and Planners).

Area Map



- Legend**
- Broadway Plan Area
 - Parks
 - 'Village' Character Areas
 - Vancouver Heritage Register Listed Properties
 - Potential Heritage Sites
 - Cultural Landscapes
 - - - - - Heritage Context Statement Boundary
 - Historic Streams

Figure 15.7 Map showing Kitsilano East - Delamont Park Heritage Context Statment area located in the Kitsilano neighbourhood.

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16

KITSILANO SOUTH

Description

This area is roughly located between Burrard Street and Arbutus Street from West 14th Avenue to West 16th Avenue in Vancouver's South Kitsilano neighbourhood. It includes the 1800- to 2000-block West 14th Avenue, 1900- to 2000-blocks of West 15th and West 16th Avenues and 3100-block Cypress Street.

The area consists of curbed, relatively narrow residential streets with homes dating from the early part of the 20th century, sidewalks with mature street trees in narrow boulevards and two areas with significant rows of early conifers. The Arbutus Greenway is located immediately to its west.

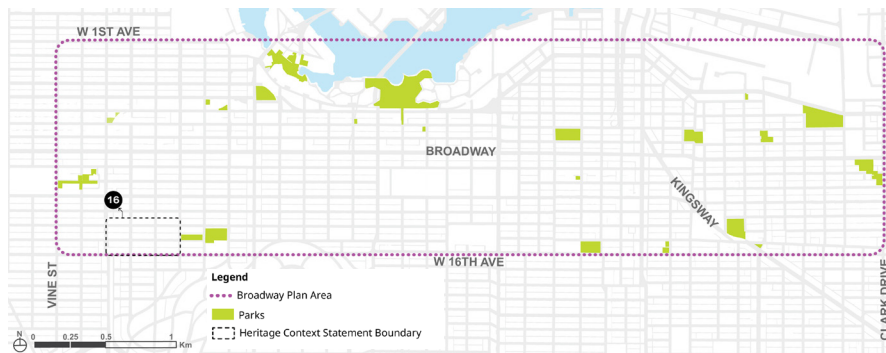


Figure 16.1 Key map showing the Kitsilano South neighbourhood within the Broadway Plan area.

Heritage Context

The Kitsilano South area has historical and aesthetic importance, primarily for being an intact early residential neighbourhood in the history of South Kitsilano and Vancouver as a whole.

Originally developed in the early 20th century as a residential area which it remains to this day, the area is valued as a middle class residential neighbourhood of single family homes and early duplexes in the city. Most of these buildings were constructed between 1905 and 1912 during Vancouver's boom era.

The area is significant for its location next to the Arbutus Greenway, which is on the old railway/interurban route and forms its western edge. As the streetcar system travelled through the Kitsilano neighbourhood in the late 1890s, it stimulated both commercial and residential development in the area. With the opening of the Lulu Island Railway interurban line 1905, which ran from Vancouver to Richmond via Arbutus Street, Kitsilano became more accessible to downtown as housing and commercial areas were carved out of the forests and swamp. The current greenway is an important recreational corridor and is a tangible reminder of the role the streetcar played in the development of this area.

Kitsilano South is also significant for its high concentration of early and intact ornamental residential buildings. While most of these buildings were constructed in the pre-war era, there are several that originate from the city's inter-war period in the 1920s and 30s. It is also significant as an example of RT zoning that incentivized the densification of properties while retaining the character of the neighbourhood.

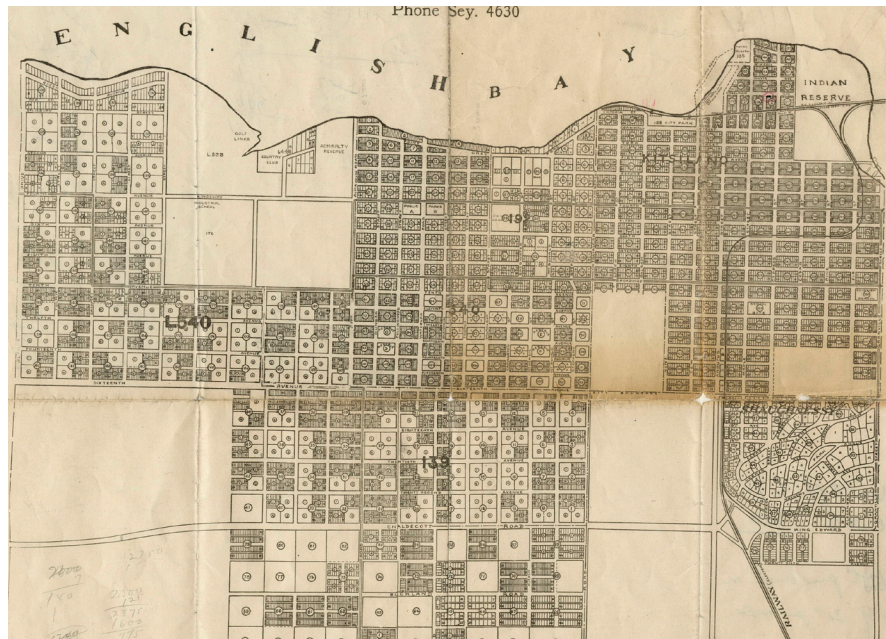


Figure 16.2 Kitsilano and the Municipality of Point Grey, 1910 (City of Vancouver 1594-: MAP 740).

Aesthetic values are found in the narrow boulevards with mature street trees, including species such as the common horse chestnut, red oak, American elm and Kwanzan flowering cherry. Two significant rows of large, evenly spaced coniferous trees found along West 15th and West 16th Avenues attest to a time when the area was more sparsely inhabited. The naming of streets after tree species for the large block of land between Cambie and Yew Streets in the area was likely chosen by CPR surveyor L.A. Hamilton after the thick forest of trees found on the south slopes of False Creek.

Photos (Historic and Existing)



Figure 16.2 1955 West 16th Avenue, 1985 (City of Vancouver Archives 790-1230).



Figure 16.4 Typical tree-lined street in the area (Birmingham & Wood Architects and Planners).

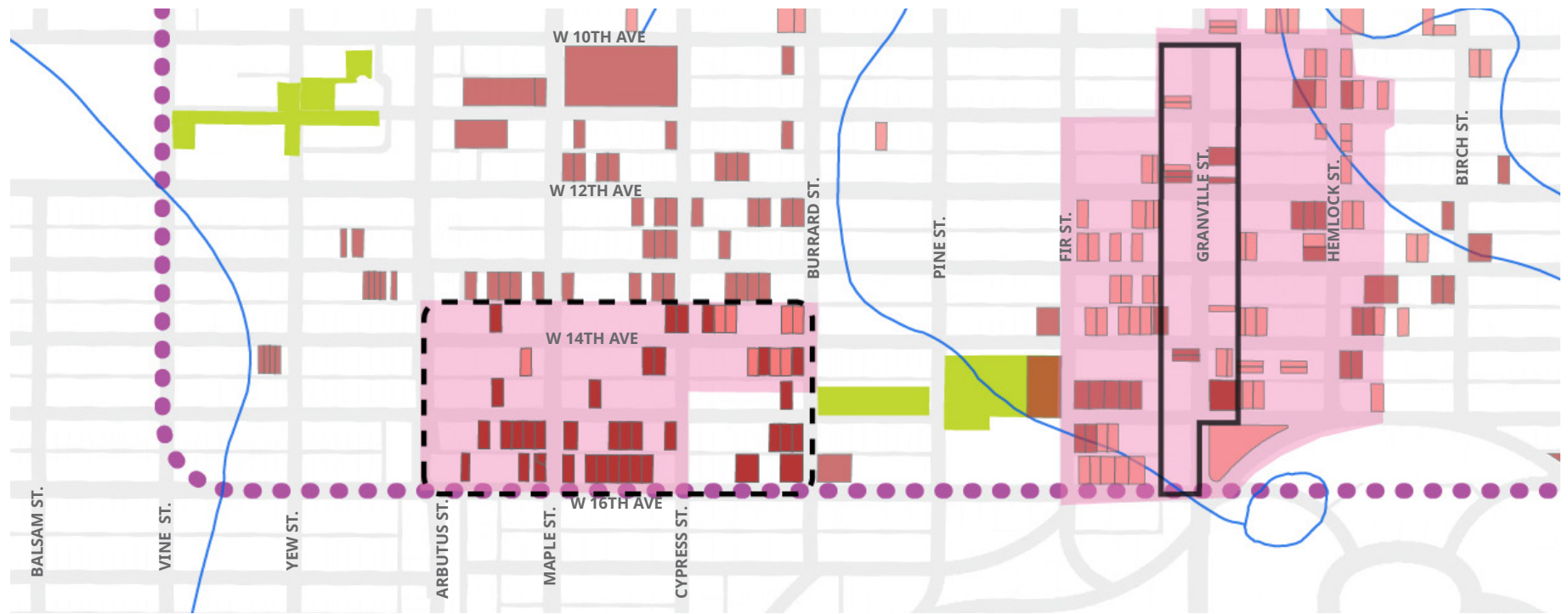


Figure 16.3 Heritage home at 2055 West 14th Avenue (City of Vancouver Archives 790-1253).



Figure 16.5 Example of residential densification along 1900-block West 15th Avenue (Birmingham & Wood Architects and Planners).

Area Map



- Legend**
- Broadway Plan Area
 - Parks
 - ▭ 'Village' Character Areas
 - Vancouver Heritage Register Listed Properties
 - Potential Heritage Sites
 - Cultural Landscapes
 - ▭ Heritage Context Statement Boundary
 - Historic Streams

Figure 16.6 Map showing Kitsilano South Heritage Context Statment area located in the Kitsilano neighbourhood.

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17

600- TO 1300-BLOCK WEST 7TH AVENUE

Description

This section of West 7th Avenue extends from Ash Street in the east to Hemlock Street in the west. It comprises a number of properties on the heritage register, primarily low-rise strata ownership apartment buildings, narrow sidewalks, street trees and ornamental planting, and several small parks. The area is characterized by stepped buildings on relatively steep slopes in the Fairview neighbourhood, and an abundance of greenery. Several heritage properties can also be found along the north side of West 8th Avenue.

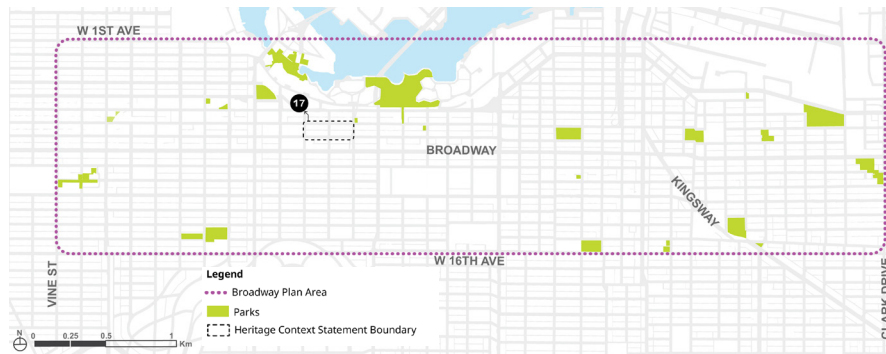


Figure 17.1 Key map showing this section of West 7th Avenue within the Broadway Plan area.

Heritage Context

This section of West 7th Avenue holds historical, social and aesthetic value, primarily for its association with Fairview, a new CPR subdivision surveyed in 1887 and located on the north-facing slope overlooking False Creek. Fairview was named for its unobstructed views of Vancouver and the North Shore mountains. Fairview Slopes began to develop following the opening of the Granville and Cambie Street bridges in 1889 and 1891, respectively, along with construction of the Fairview Beltline, a streetcar loop built from downtown through Fairview along Broadway.

The area is important for its development into Vancouver's first suburb where, unlike the city's elite who built large, distinctive homes on the uphill, north-facing slopes, it became a mix of more prestigious homes combined with smaller houses and workers' cottages. The remaining small clusters of these early houses are representative of homes that were once the dominant building type in the Fairview Slopes. All these homes were constructed between 1901 and 1912, at a time when Vancouver was undergoing expansion and housing construction was flourishing. Typical house styles of that time include Victorian, gabled vernacular and Edwardian era houses, with some in the Queen Anne Revival style.

West 7th Avenue is significant for its relationship to False Creek and Granville Island, both as early industrial areas dominated by sawmills, shipbuilding yards, shingle mills and woodworking plants that sustained the local economy, and through the redevelopment of Granville Island and South False Creek as amenities and housing beginning in the 1970s.

West 7th Avenue is important for being part of the subsequent low-rise development in the area. The area was rezoned in the 1970s and 1980s and allowed for different housing options in Fairview Slopes, including low-rise apartments that have since become a fixture in the area's real estate market. These developments were originally built under the Multiple Unit Residential Building (MURB) program, a federal program that encouraged rental housing construction by offering investors significant tax incentives. However, units were strata-titled and could be sold off as condominiums after a fixed number of years.

West 7th Avenue has aesthetic value for its street trees, pedestrian scale, small neighbourhood parks and green physical connections from West 7th Avenue to Granville Island, False Creek and Charleson Park. The presence of small businesses in modest buildings, such as cafes, jewellers, travel agents, media and others give the street an eclectic flavour.

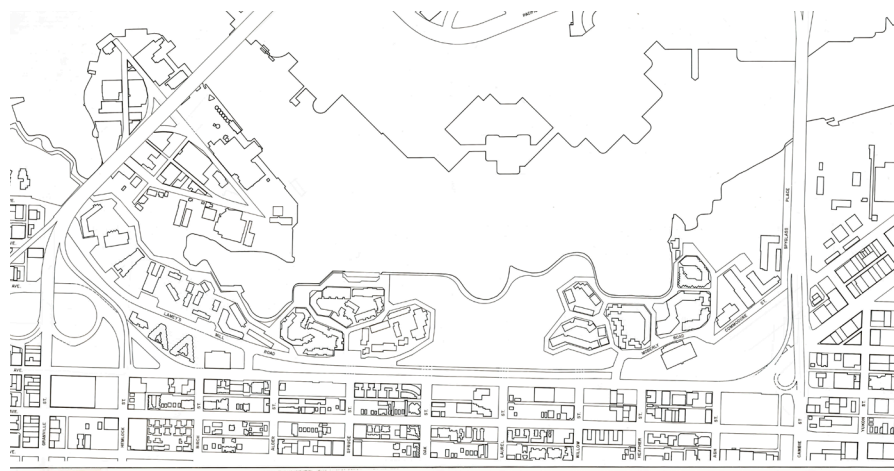


Figure 17.2 False Creek basin including building outlines showing 600- to 1300-block West 7th Avenue to the south (City of Vancouver S445-3-: LEG1493.04).

The cross streets along West 7th Avenue were named by CPR surveyor L.A. Hamilton, who chose tree names for the large block of land between Cambie and Yew Streets, likely for the thick forest of trees found on the south slopes of False Creek. The sloped topography that provided significant views for early residents resulted in the use of stone retaining walls and other features to support the grades. This topographical response would later be found in the stepped design of many of the new condominiums constructed in the 1970s and 1980s that took advantage of the views.

Photos (Historic and Existing)



Figure 17.2 Fairview looking west from City Hall, 1950. (City of Vancouver Archives Van Sc P144.1)



Figure 17.4 Stepped down building under construction on West 7th Avenue, 1982. (City of Vancouver Archives 780-79)



Figure 17.3 Example of Queen Anne Revival home at 2300 Birch Street on 7th Avenue, 1974. (City of Vancouver Archives 207-17)



Figure 17.5 View north through condominium building on West 7th Avenue (Birmingham & Wood Architects and Planners).

Area Map



Figure 15.7 Map showing 600- to 1300- West 7th Avenue Heritage Context Statment area located in the Kitsilano neighbourhood.

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18

BROADWAY - VINE STREET TO CLARK DRIVE

Description

This section of Broadway extends from Vine Street in the west to Clark Drive in the east, and comprises a variety of land uses, retail shops and services.

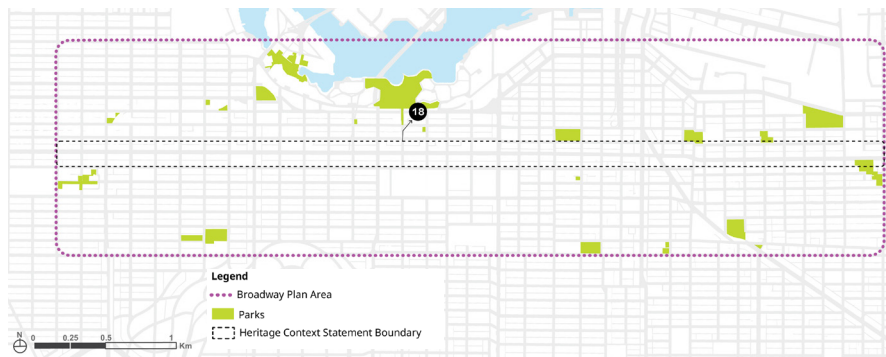


Figure 18.1 Key map showing this section of Broadway extending from Vine Street in the west to Clark Drive in the east within the Broadway Plan area.

Heritage Context

This section of Broadway is significant for being part of a six-lane arterial roadway that traverses most of the extent of Vancouver, which runs from Cassiar Street in the east (near the Vancouver-Burnaby boundary) to Highbury Street in the west (where it merges with West 8th Avenue).

As Vancouver's major east-west corridor bisecting the city, Broadway holds historical, economic, social and cultural values. It is a major transportation route for the movement of vehicles, transit and buses through the city, and provides innumerable jobs, services, retail outlets and places for people to gather. East of Cassiar Street, Broadway becomes Lougheed-

Highway, connecting Vancouver to Coquitlam and with Highway 1 and the Trans-Canada Highway further east near Hope.

Broadway has historical value for being an early east-west transportation route. Beginning as a dirt road in the 1880s, Broadway expanded to accommodate streetcars in the 1890s and automobile-related retail and services in the 1930s. In 1996, an express bus line traveling along Broadway and connecting the University of British Columbia to the Commercial-Broadway SkyTrain system (99 B-Line) was created, becoming the most popular bus route in the system.

Broadway is valued for being a largely commercial corridor for most of its existence. By the 1890s, streetcars were running its length, early commercial establishments were found around Cambie and Main Streets, and the rest of the route consisted of single-family dwellings. Over time, the route became more commercially oriented and in 1909, the name of the route was changed from '9th Avenue' to 'Broadway' to suggest a more upscale name for the commercial corridor.

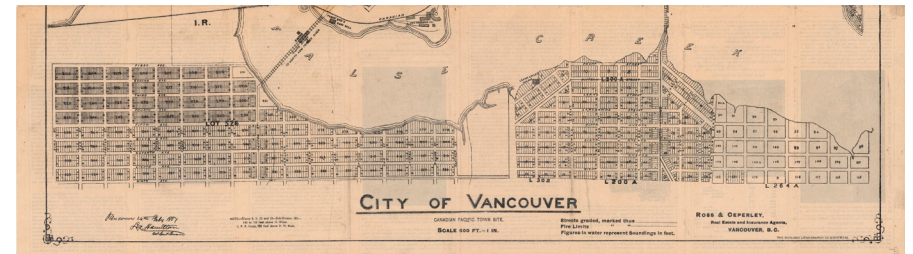


Figure 18.2 Canadian Pacific town site (City of Vancouver Archives, AM1594-: MAP 86 215-: LEG1321.1).

The development of diverse businesses along the length of Broadway is significant for meeting the day-to-day needs of residents in the surrounding neighbourhoods. In the 1970s, the City created the C-3A Zoning District to define development patterns and ensure the provision of a wide range of goods and services along the corridor. Along its length, uses include upscale shops, supermarkets, low-rise and mid-size apartment blocks, commercial structures and high-rise apartment buildings. To the east of Main, there is a mix of small-to-medium size apartment buildings and commercial establishments interspersed with older homes.

Broadway is important for its former geography, crossing historical streams, passing over the Grandview Cut, and traveling along escarpments. A significant geographical feature associated with Broadway is China Creek, once the largest drainage basin in Vancouver. Although the creek has since been filled, it is celebrated at China Creek South Park and a community garden.

Along its route, Broadway defines the character of a number of Vancouver's neighbourhoods and connects the neighbourhoods of Kitsilano, Fairview, Mount Pleasant and a section of Grandview-Woodland at Clark Drive. It is significant for bridging the transition between East and West Broadway at Ontario Street. Broadway Street is valued for its diverse and multi-cultural nature, found in its mix of landmarks, shops and restaurants. Cultural events in different neighbourhoods, such as Greek Day on Broadway and Italian Day at Commercial Drive, occur along its length. Its nostalgic qualities make it significant to many who are familiar with the route and its character as it has evolved over time, evoking memories of past experiences.

Photos (Historic and Existing)



Figure 18.3 300-block East Broadway, 1975. (City of Vancouver Archives 780-236)



Figure 18.4 West Broadway near Oak Street, 1987. (City of Vancouver Archives 780-242)

Photos (Historic and Existing) cont.



Figure 18.5 Looking southeast along Broadway from Main Street, (1878-1970) (AM54-S4-: Str P268).



Figure 18.7 Small-grain retail, 550-block East Broadway (City of Vancouver Archives 780-79).

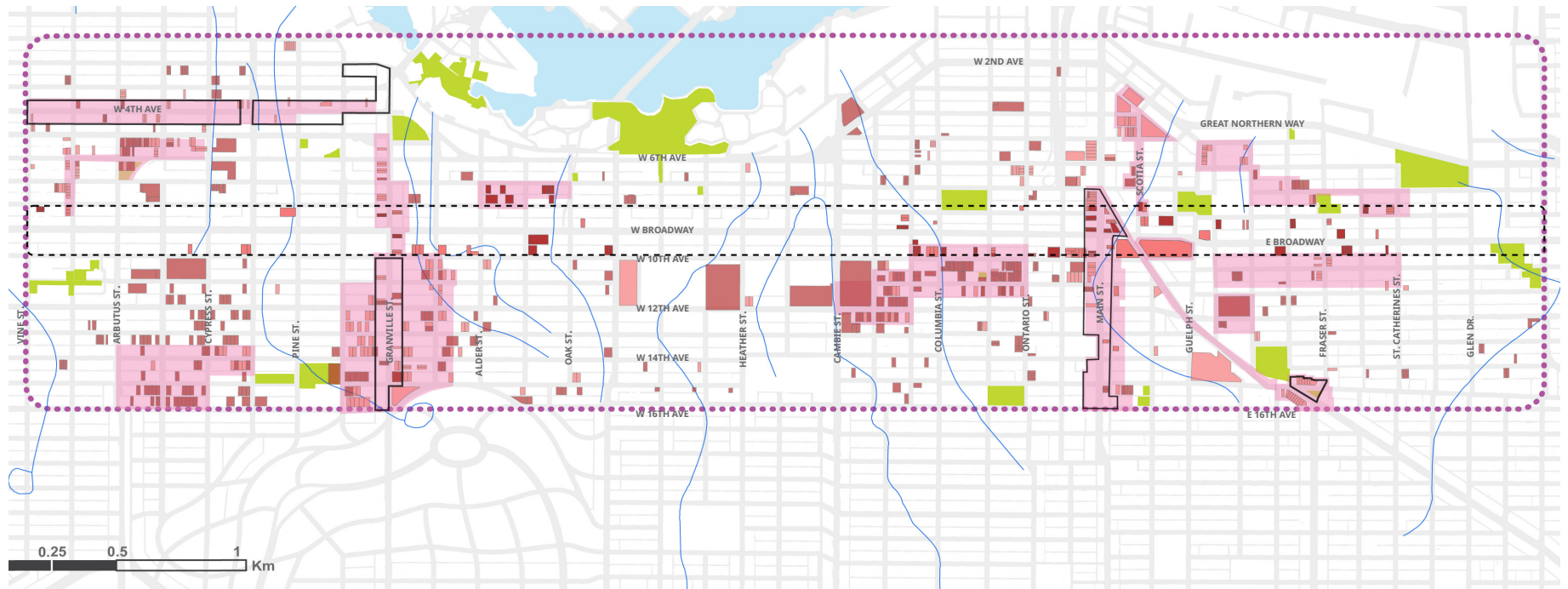


Figure 18.6 Broadway and Granville Street looking east, 1988 (City of Vancouver Archives 772-681).



Figure 18.8 Bow Mac sign, 1154 West Broadway (Birmingham & Wood Architects and Planners).

Area Map



- Legend**
- Broadway Plan Area
 - Parks
 - 'Village' Character Areas
 - Vancouver Heritage Register Listed Properties
 - Potential Heritage Sites
 - Cultural Landscapes
 - Heritage Context Statement Boundary
 - Historic Streams

Figure 18.9 Map showing Broadway - Street Vine to Clark Drive Heritage Context Statment area located in the Kitsilano, Fairview and Mount Pleasant neighbourhoods.

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