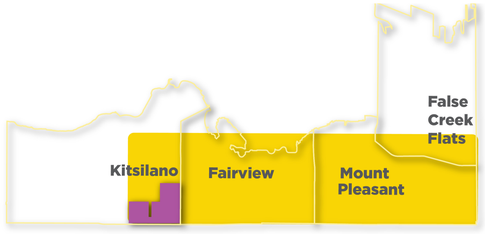
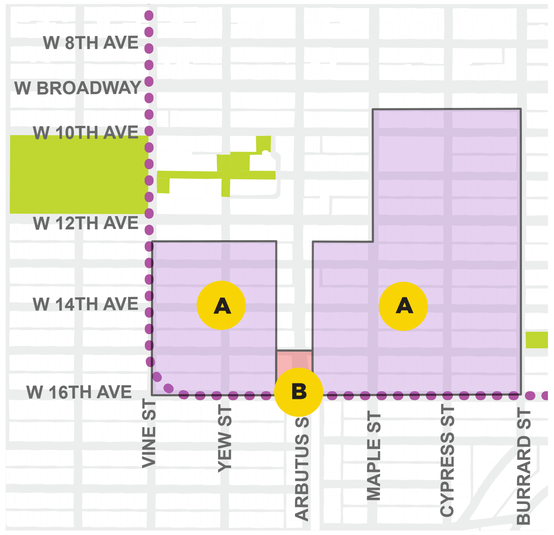
Kitsilano South Tomorrow





Legend
- Broadway Plan Study area
- Park

Character area
- Residential Area
- Centre

- Policy area
- Policy area boundary

Kitsilano South is a residential area with green and leafy streets and low-density primarily ownership housing, including single-family houses, duplexes, multiple conversion dwellings and small-scale strata developments. Secondary rental units, such as basement suites and suites in older houses, are sprinkled throughout the area. The area has a concentration of heritage buildings, particularly east of Arbutus Street, which contribute to the neighbourhood character. Between Broadway and West 12th Avenue is Lord Tennyson Elementary School. Burrard Street is a busy arterial that separates Kitsilano South from the Fairview apartment area to the east.

PRIORITIES

Key planning priorities to consider for this sub-area, identified through community engagement, city-wide objectives, and technical work, include:

» The area primarily has low-density ownership housing, such as single-family housing, duplexes or small multiple dwellings. Conversely there is a lack of affordable housing. Rental housing generally comprises secondary rental units or units in multiple conversion dwellings.

» There is a desire for greater housing choice in the area, including purpose-built rental and social housing options.

» Further away from Arbutus Street and Broadway there is a lack of local-serving shops and services within an easy walk or roll.

FUTURE DESIRED ROLE

Enhance Kitsilano South as a primarily residential area with more diverse housing options by providing opportunities for new rental housing, including off-arterial locations, while fostering a mix of building types as the area grows and evolves.

EMERGING DIRECTIONS

» In Area A:

  » Foster a distinctive green and leafy character with a variety of buildings from different eras by retaining heritage buildings and ensuring incremental change with new growth.

  » Consider increased height and density for affordable housing (e.g. secured market and below-market rental apartments).

  » Explore opportunities for new local-serving shops and services in select locations (e.g. key walking streets, greenways, etc.).

» In Area B, maintain the permitted height and density for the small mixed-use node on Arbutus Street south of West 15th Avenue.