Fairview Neighbourhood Profile

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CITY OF Broadway

An overview of the neighbourhood today.

May 2020

We would like to acknowledge that we are on the unceded territory of the Musqueam Indian Band, Squamish and Tsleil-Waututh Nations.

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Broadway

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Fairview



Key highlights of Fairview













Transportation Mode Choice

FAIRVIEW

Introduction

This document highlights key aspects of the Fairview neighbourhood which falls under the Broadway Plan area. This background information is intended to help understand the Broadway Plan area at a neighbourhood level and inform discussions about the various planning issues that will be addressed through the area planning process.



Data Sources

Data for the neighbourhood profiles are primarily from two sources. Property information is obtained from BC Assessment 2018 dataset (BCAA), and demographic information from Statistics Canada 2016 Census. Additional sources are listed throughout the document.

Due to data limitations, the neighbourhood boundaries may differ from the data area for different topics. Please refer to "Data source" on page 24 for more details. Vancouver General Hospital is located in Fairview and is the largest hospital in Western Canada.



Did you know ...

There are more than 45,000 jobs in Fairview, which makes up approximately 8.9% of all jobs in Vancouver.

The office vacancy rate is the lowest in Metro Vancouver, at less than 2%. An office vacancy rate of 7% is considered a balanced market.

Seňá<u>k</u>w is part of the unceded territory of the Squamish Nation. New development on Seňá<u>k</u>w Lands will contain 6,000 new units, 70% + of which will be market rental.

Fairview is home to several historic streams that were eventually buried underground in pipes as the city was built. Pine Street continue to be a natural overland pathway for water.

Over 500,000 people cycle on 10th Avenue every year, making it one of the busiest east-west bikeways in the Vancouver cycling network.

On South Granville, known as Vancouver's Gallery Row, you can explore a diverse range of art from 17th century masters to contemporary works from Canadian and international artists in many of the area's diverse galleries.









Year	Fairview	City of Vancouver
2001 - 2006	+3%	+6%
2006 - 2011	+9%	+4%
2011 - 2016	+7%	+5%

Within the last 15 years, the population in the Fairview area increased by 19%, while in the city overall it increased by 15%.

> Average Size of Household in Faiview 1_7 avg. people per household 0.5

> > City of Vancouver 2.2

Between 2001 and 2016 the portion of people over 65 increased in the Fairview area while young adults decreased (-7%).



Geographic Boundaries: See Map A on page 24 (Source: Statistics Canada, 2016 Census)

children per hectare 6.1 in Vancouver

Fairview 1.66

- children per 7.8 hectare in Fairview

of the total census households 35% living in the area have children

The number of families with children increased by 620 (27%) between 2001 and 2016 census years in the Fairview area.

Families with Children

2001 2006



2011

2016







Housing Characteristics Housing Tenure



Number of Households

Between 2001 and 2011, the share of renter households decreased by 3.5%.

Geographic Boundaries: See Map C on page 24 (Source: Statistics Canada, 2016 Census)

Owner households Renter households





Household Incomes

In Fairview, 7,700 (68%) of renter households have annual incomes below \$80,000 compared to 3,585 (44%) of owner households. Conversely, the majority of owner households earn over \$80,000 annually.



Annual Household Income

Geographic Boundaries: See Map C on page 24 (Source: Statistics Canada, 2016 Census)

Housing-Cost-to-Income Ratio



Fairview Household Housing-Cost-to-Income Ratio by Household Tenure, 2016

*This analysis includes the entirety of the Fairview local area, including portions outside of the Broadway Plan area. For more information, see Map C on page 24.

The ratio measures a household's before-tax income in relation to their housing costs. Housing costs includes mortgage payments, property taxes, condominium fees, and utility costs for homeowners, and rent and utility costs for renters. Generally, housing costs that are 30% or less of a household's before-tax income are considered affordable.

In Fairview, approximately ~40% of renters and 23% of owners spend more than 30% of their before-tax household income on housing costs. 59% of renters and 76% of homeowners spend less than 30% of their before-tax household income on housing costs.

Geographic Boundaries: See Map C on page 24 (Source: Statistics Canada, 2016 Census)

Fairview Housing Mix

The housing stock data for the Fairview portion of the Broadway Plan study area was collected from City of Vancouver tracking systems, as well as 2018 BC Assessment data. This map only shows nonmarket, purpose-built rental, and strata ownership housing with three or more dwelling units of their respective tenure types.



Geographic Boundaries: See Map D on page 24 (Sources: Statistics Canada, 2016 Census; City of Vancouver Non-Market Housing Inventory, 2019 ; City of Vancouver Purpose-Built Rental Inventory, 2018 and Coriolis Consulting Corp. Purpose-Built Market Rental Inventory, 2009) Data on housing stock from City of Vancouver tracking systems as well as 2016 census show approximate numbers of residential units within the entire Fairview local area. This area contains a significant amount of purpose-built rental housing, comprising approximately 35% of the housing units.



** "All Other Housing Units" includes owner-occupied units and secondary rental units, such as rented condos and basement suites.

Residential dwelling type	Fairview Units	% of total	City of Vancouver	% of total
Non-Market Units (Co-ops)	810	4%	5,741	2%
Non-Market Units (Other Non-Profit)	870	4%	20,495	7%
Purpose-Built Rental Units	7,130	35%	69,276	22%
All Other Housing Units**	11,400	57%	213,903	69%
TOTAL	20,210	100%	309,415	100%

Rental Housing Stock Official Development Plan (RHS ODP)



Legend

Rental Housing Stock ODP Area RHS ODP Rental Housing Non-RHS ODP Rental Housing

In certain areas of Fairview, the City's Rental Housing Stock Official Development Plan (RHS ODP) applies. The RHS ODP is a by-law which applies in certain zoning districts - primarily residential multi-family apartment zones. Any redevelopment in these areas with three or more dwelling units would be required to replace all existing rental housing units.

Purpose-Built Rental



Purpose-Built Rental Housing within Rental Housing Stock Official Development Plan Area

In the portion of Fairview within the Broadway Plan study area, the majority of existing purposebuilt rental buildings (with three or more purposebuilt rental units) are within areas covered by the

*Purpose-built rental housing only includes market rental buildings with three or more purpose-built rental units RHS ODP. Approximately 92% of the existing purpose-built rental units (in buildings with three or more purpose-built rental units) are covered by the RHS ODP.

Geographic Boundaries: See Map D on page 24 (Source: City of Vancouver BCAA,2018 and Coriolis Consulting Corp Purpose-Built Market Rental Inventory, 2009)





The age of purpose-built rental housing buildings (with three or more units) in the Fairview portion of the Broadway study area varies greatly. The map above shows the location of purpose-built rental housing built in different periods of time.

The majority of purpose-built rental buildings in Fairview were built prior to 1960. However, purposebuilt rental housing built before 1960 accounts for only 44% of purpose-built rental units.

The purpose-built rental buildings built between 1960 and 1980 contain approximately half of the rental units in the area. Generally, denser built rental buildings (i.e. apartments) were constructed in the 1960's and 1970's.

Since 1980, very little purpose-built rental housing has been constructed in this area.

Geographic Boundaries: See Map D on page 24 (Source: City of Vancouver and Coriolis Consulting Corp Purpose-Built Market Rental Inventory, 2009)

Rental Housing Cost and Availability for Broadway Plan Study Area

Purpose-Built Rental Housing Vacancy Rates

The rental vacancy rate measures the proportion of purpose-built rental units which are unoccupied at a certain point in time and is an indicator of what is available for those looking for rental units. Generally, 3 to 5% is considered a healthy rental vacancy rate. Since 2010, the vacancy rate in the Broadway census area for purpose-built rental apartment units has been persistently low. In 2018, the vacancy rate was 0.5%



Geographic Boundaries: See Map B on page 24 (Source: CMHC Rental Market Survey, 2018)

Purpose-Built Rental Apartment Stock by Monthly Rent

Within the entire Broadway census area. monthly rents vary across rental apartment units. In October 2018, the majority of purpose-built rental apartment units within the Broadway census area had rents between \$1,250 and \$1.999. Generally, units within this rent range are affordable to households with before-tax household incomes of \$50,000-80,000.



Geographic Boundaries: See Map B on page 24 (Source: CMHC Rental Market Survey, 2018)







20% job growth within the 20% last 15 years in the Fairview neighbourhood

Year	Fairview Neighbourhood	City of Vancouver
2001 - 2006	+10%	+9%
2006 - 2011	+3%	+6%
2011 - 2016	+6%	+7%



Fairview is home to the largest hospital in Western Canada and has a higher number of jobs than people living in the area.

There was overall job growth of 20% within the last 15 years.



Job Density

Fairview is a central part of the second largest job centre in the province. It has a high density of jobs especially in the hospital area and along Broadway (approximately 123 jobs per hectare).







The busiest bus line in Canada & United States,

the 99 B-Line, runs through the area

The Arbutus Green way will transform a 9 km stretch of old railway corridor into a walking, biking, and rolling path.



Journey to Work - Transportation Mode Choice

Geographic Boundaries: See Map B on page 24 (Source: DA level: Statistics Canada, 2016 Census)

9% Car, as driver 38% 音 Almost 60% of the **Nalking** 20% people living in Fairview 2016 travelled to work by sustainable modes Transit 30% Car, as passenge 2% Sustainable modes include walking, rolling, cycling or Fairview area taking transit Other Cycling 1% 6% Car, as driver Walking 45% 音 14% 2016 Transit 30% Car, as passenger 4% City of Vancouver

Other

1%

Cycling

Travel within Fairview

(Source: Talk Vancouver Survey) n=327



For people living in Fairview, the top three transportation choices were walking or rolling, taking transit and driving when travelling within the Broadway Plan area.

Somewhat likely

Not very likely



Land Use

Fairview area has diverse land uses. Uptown is primarily office, institutional and retail while north and south of Broadway is primarily residential.



Legend





Heritage Sites

A number of heritage sites are located within the Fairview area. The majority of the sites are categorized (B) -Significant Evaluation. These sites may have some documented historical or cultural significance in the neighbourhood.



Legend Broadway Plan Study Area ---- SkyTrain Vancouver Heritage Register Evaluation Groups

- 🔺 A Primary Evaluation
- B Significant Evaluation
- C Contextual or character Evaluation

COMMUNITY AMENITIES

Community Facilities and Services





Social and **Health Services**

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Watershed Boundaries

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- Broadway Plan Study Area
- Historic Stream and Shore Line
 - Cambie/Heather Watershed
 - Kitsilano/South Granville Watersheds
 - Existing False Creek

Data Source

Data	Source & Note	Map boundaries	
Population Overall	Block level; Statistics Canada	Map A	
Population, Jobs and Household Size	Block level; Statistics Canada (Note: Private Dwelling does not include collective housing)		
Age	DA level; Statistics Canada (Note: Data suppressed for Dissemination Area 59150648 in year 2006 due to the low data quality)	Мар В	
Census Family with Children	DA level; Statistics Canada (Note: Data suppressed for Dissemination Area 59153131 in year 2001 and 59150622, 59150707 in year 2006, due to the low data quality)		
Journey to work	DA level; Statistics Canada 2016		
Rental Housing Cost and Availability	CMHC Rental Market Survey, 2018		
Housing Tenure	Statistics Canada 2001,2006 & 2016. National Household Survey 2011 (Note: Year 2011 may have data suppression due to the sample size)	Map C	
Household incomes, Shelter-Cost-to- Income Ratio	Statistics Canada, 2016 Census		
Housing Mix	 Statistics Canada, 2016 Census; City of Vancouver Non-Market Housing Inventory, 2019; City of Vancouver Purpose- Built Rental Inventory, 2018; Coriolis Consulting Corp. Purpose-Built Market Rental Inventory, 2009) 	Please note there is an overlap of data boundaries between Kitsilano and Fairview	
Rental Housing Stock ODP	City of Vancouver Zoning Maps	Map D	
Purpose-Built Rental Housing within RHS ODP Area	 City of Vancouver BCAA, 2018 Coriolis Consulting Corp Purpose-Built Market Rental Inventory, 2009 		
Purpose-Built Rental Housing Age	 City of Vancouver Coriolis Consulting Corp Purpose-Built Market Rental Inventory, 2009 		