

Kitsilano

Neighbourhood Profile

An overview of the neighbourhood today.

May 2020

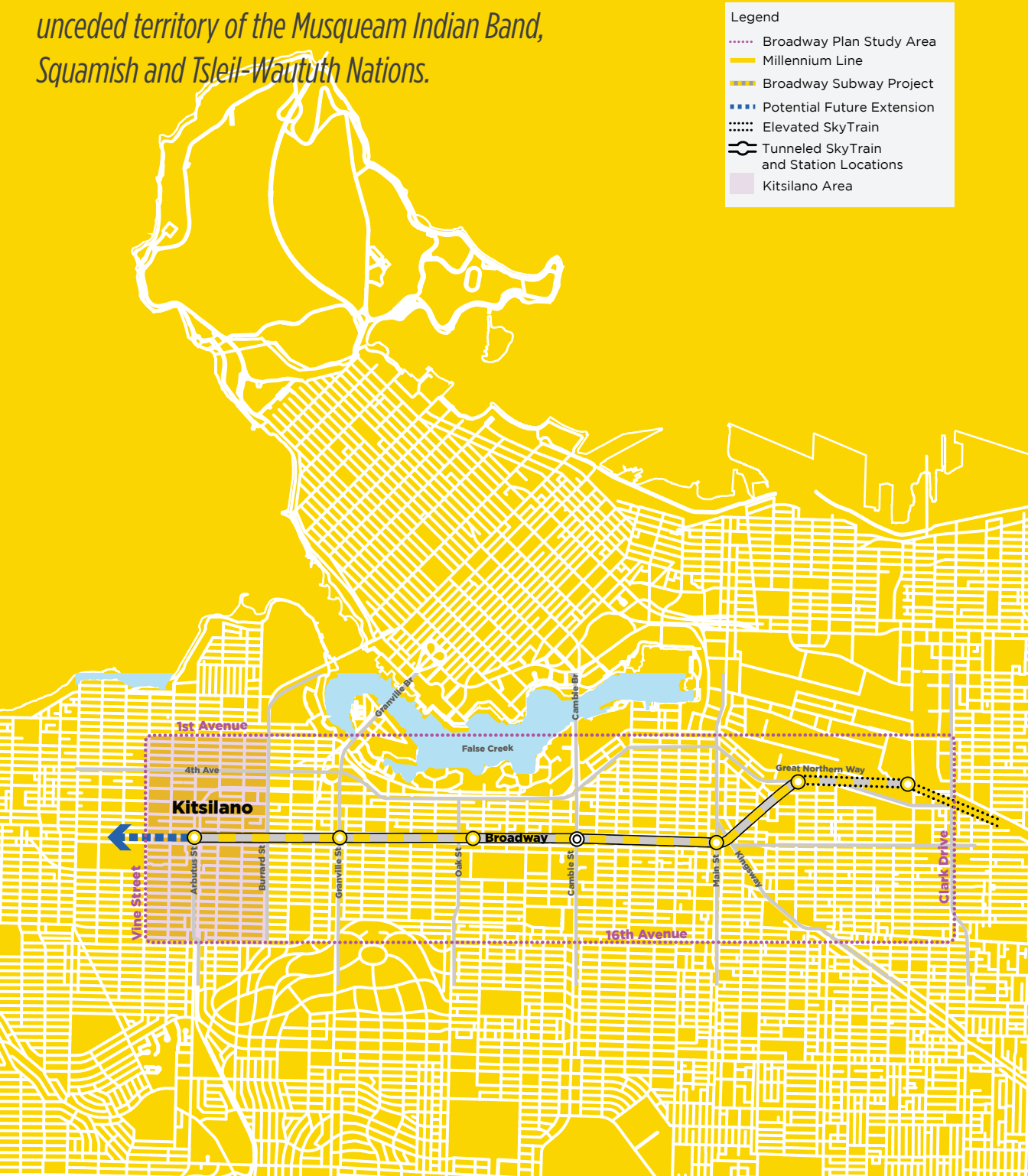


CITY OF
VANCOUVER

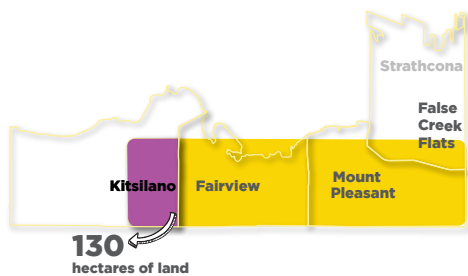
Broadway
Plan



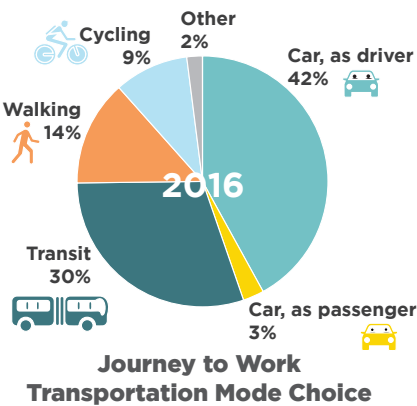
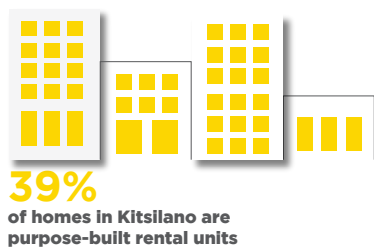
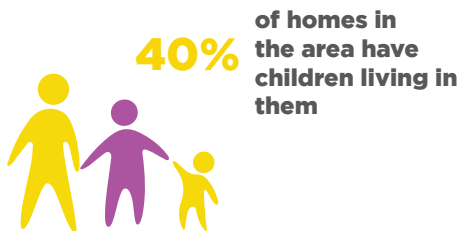
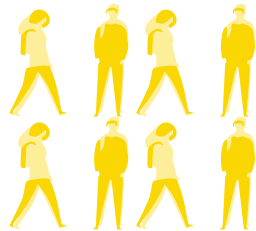
*We would like to acknowledge that we are on the
unceded territory of the Musqueam Indian Band,
Squamish and Tsleil-Waututh Nations.*



Key highlights of Kitsilano



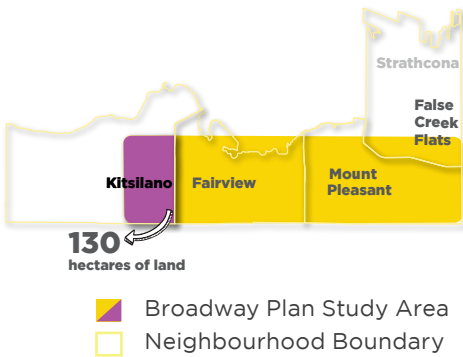
14,500+ PEOPLE LIVING IN THE AREA



KITSILANO

Introduction

This document highlights key aspects of the portion of the Kitsilano neighbourhood which falls within 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 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.



Did you know ...

Kitsilano Community Garden was the first established community garden in Vancouver in 1984.

Kitsilano is home to several historic streams that were eventually buried underground in pipes as the city was built.

W 4th Avenue BIA is home to over 240 businesses.

The Arbutus Greenway is 8.8 km long and supports walking, rolling, cycling and a future street car.

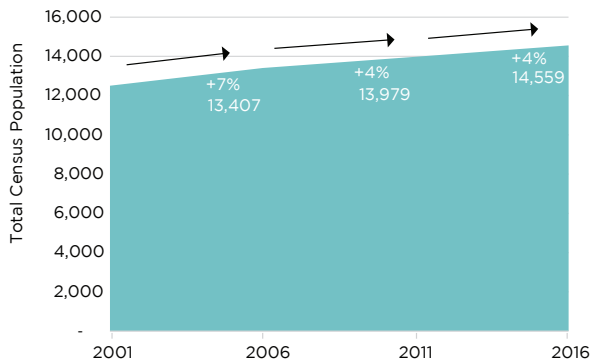
Over 500,000 people cycle on 10th Avenue every year, making it one of the busiest east-west bikeways in the Vancouver cycling network.

Señákw is part of the unceded territory of the Squamish Nation. New development on Señákw Lands will contain 6,000 new units, 70% + of which will be market rental.

14,500+ PEOPLE LIVING
IN THE AREA



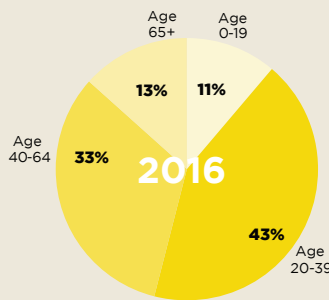
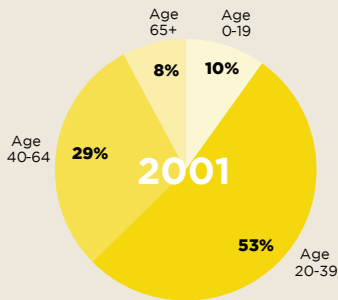
16% Population growth 2001 - 2016



Year	Kitsilano area	City of Vancouver
2001 - 2006	+7%	+6%
2006 - 2011	+4%	+4%
2011 - 2016	+4%	+5%

Within the last 15 years, the population in the Kitsilano area and the city overall have increased by 15%.

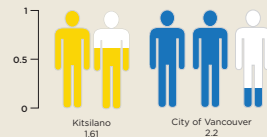
Age Profile



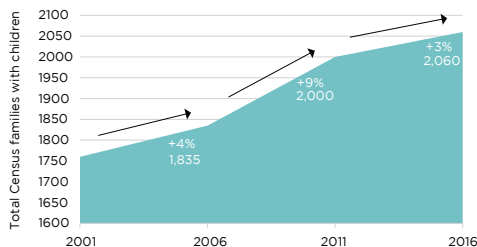
Between 2001 and 2016 the proportion of people in the 20-39 age group declined 10%.

Average Size of Household in Kitsilano

1.6 avg. people per household



Families with Children

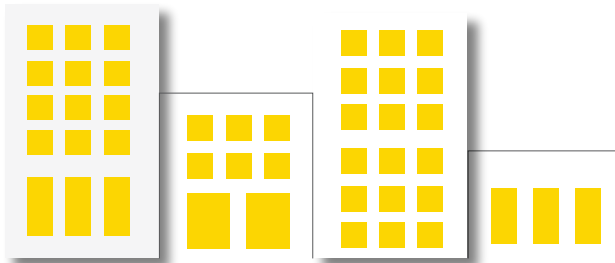


6.1 children per hectare in Vancouver

7.0 children per hectare in Kitsilano

40% of the total census households living in the area have children

The number of families with children increased by almost 300 (17%) between 2001 and 2016 census years in the Kitsilano area.



39%

of homes in Kitsilano are purpose-built rental units

HOUSING

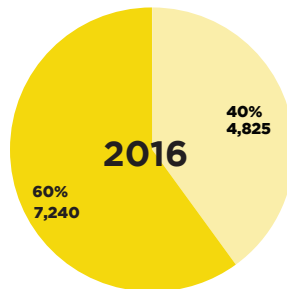


0.5% was the rental vacancy rate for Broadway census area in 2018

Housing Characteristics

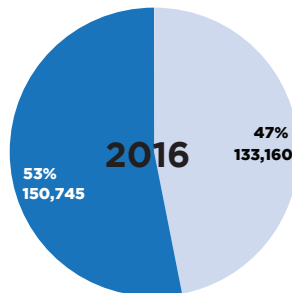
Housing Tenure

The Kitsilano census area of Broadway has a significantly higher proportion of renter households compared to the entire city.



Kitsilano

Owner households	40%
Renter households	60%



City of Vancouver

Owner households	47%
Renter households	53%

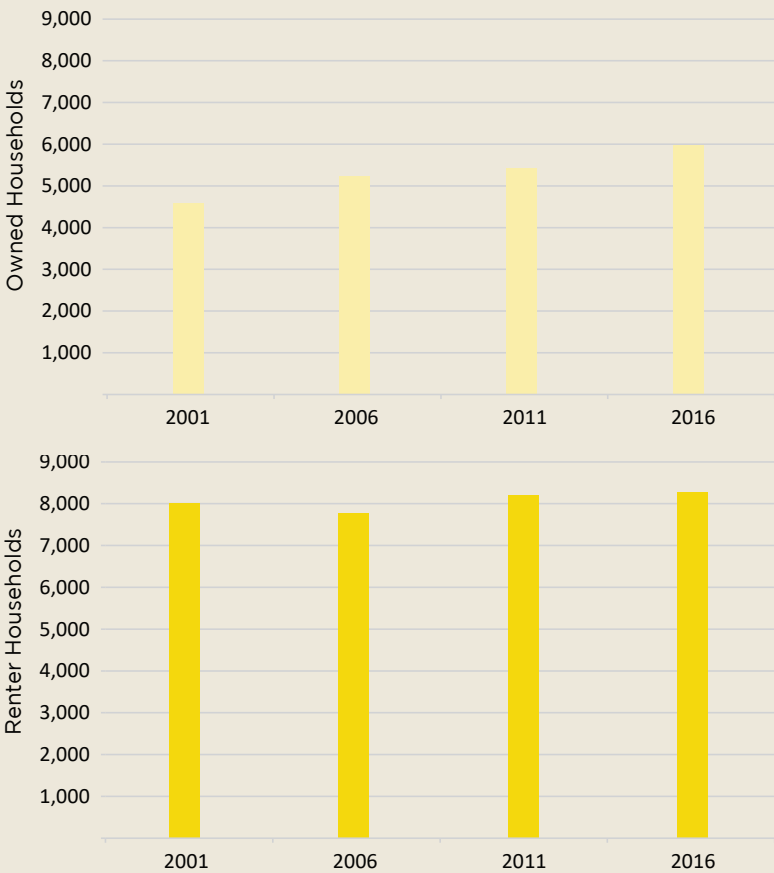


Number of Households

Between 2001 and 2006, the share of renter households decreased by 3%. However, since 2006, renter households have increased by 6%. Since 2001, the number of owner households in Kitsilano has increased by 30%.

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

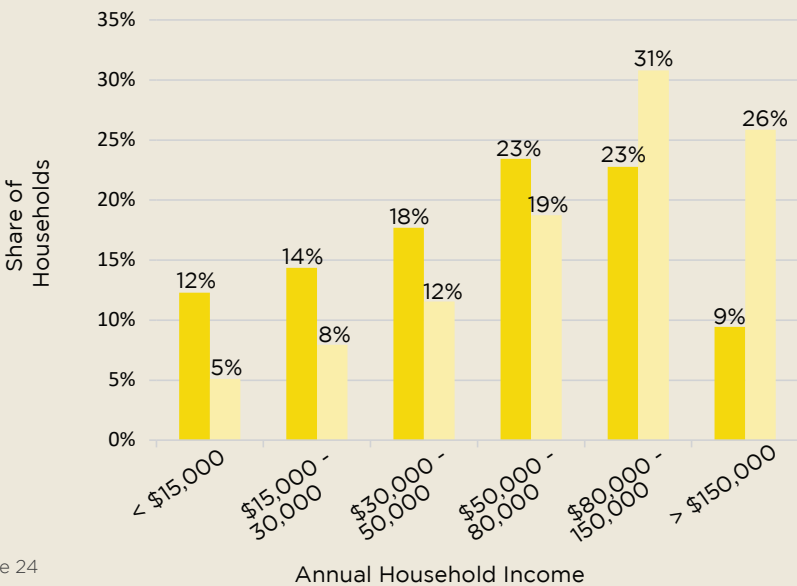
- Owner households
- Renter households



Household Incomes

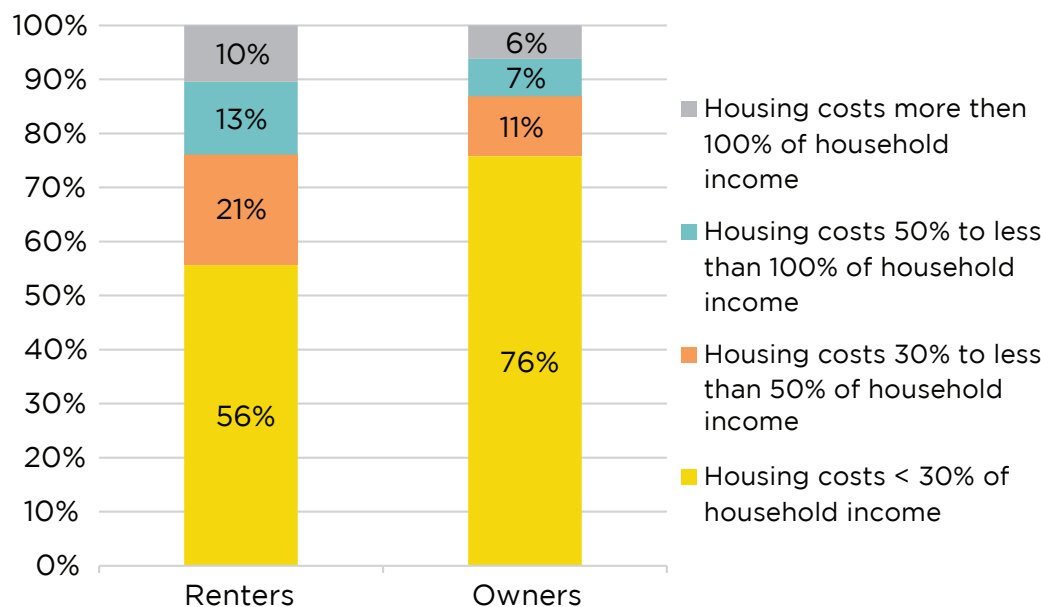
In Kitsilano, 5,595 (67%) of renter households have annual incomes below \$80,000 compared to 2,590 (44%) of owner households. Conversely, the majority of owner households earn over \$80,000 annually.

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



Housing-Cost-to-Income Ratio

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



*Due to data limitations, for the purposes of this analysis, Kitsilano includes the Statistics Canada 2016 Census Tracts 9330046.00, 9330041.02, 9330048.00, and 9330047.02. 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 Kitsilano, approximately 44% of renters and 24% of owners spend more than 30% of their before-tax household income on housing costs. 56% 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)

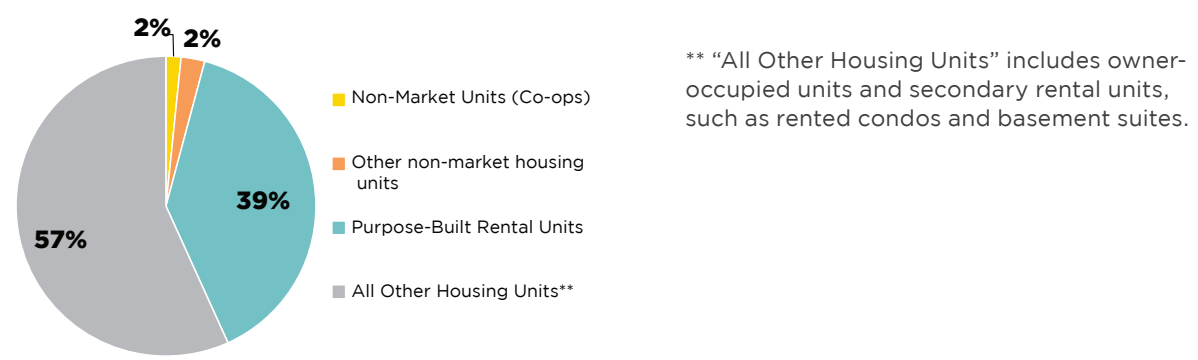
Kitsilano Housing Mix

The housing stock data for the Kitsilano portion of the Broadway Plan study area was collected from City of Vancouver tracking systems, as well as 2018 BC Assessment data. The map below shows only the residential building types listed on the legend. This map only shows non-market, 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)

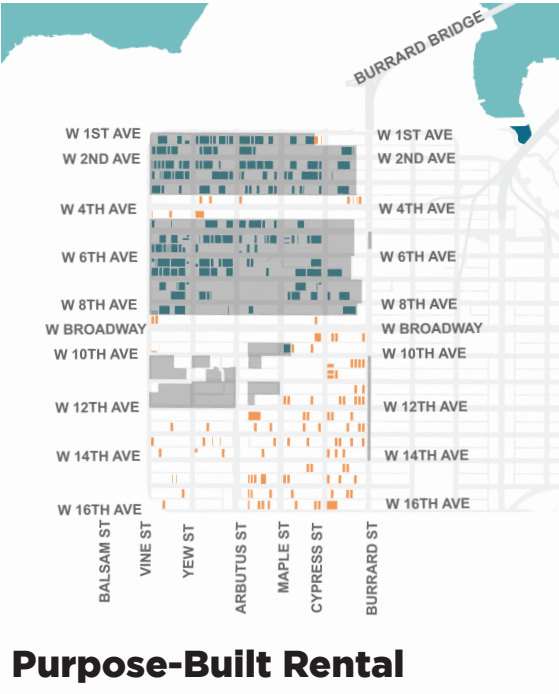
Data on housing stock from City of Vancouver tracking systems as well as 2016 census show approximate numbers of residential units within the entire Kitsilano census local area. This area contains a significant amount of purpose-built rental housing, comprising approximately 39% of the housing units.



Residential dwelling type	Kitsilano Units	% of total	City of Vancouver	% of total
Non-Market Units (Co-ops)	240	2%	5,741	2%
Non-Market Units (Other Non-Profit)	385	2%	20,495	7%
Purpose-Built Rental Units	5,870	39%	69,276	22%
All Other Housing Units**	8,540	57%	213,903	69%
TOTAL	15,035	100%	309,415	100%

For more information on the RHS ODP, visit: <https://bylaws.vancouver.ca/ODP/RHS.pdf>

Rental Housing Stock Official Development Plan (RHS ODP)

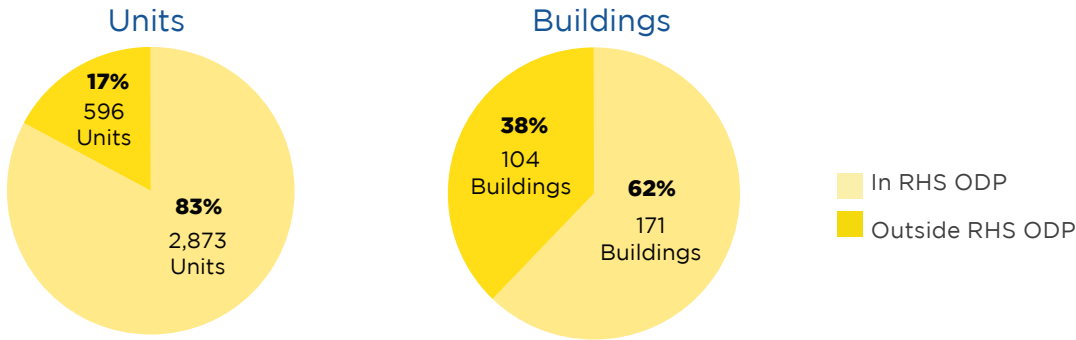


Legend

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

In certain areas of Kitsilano, 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



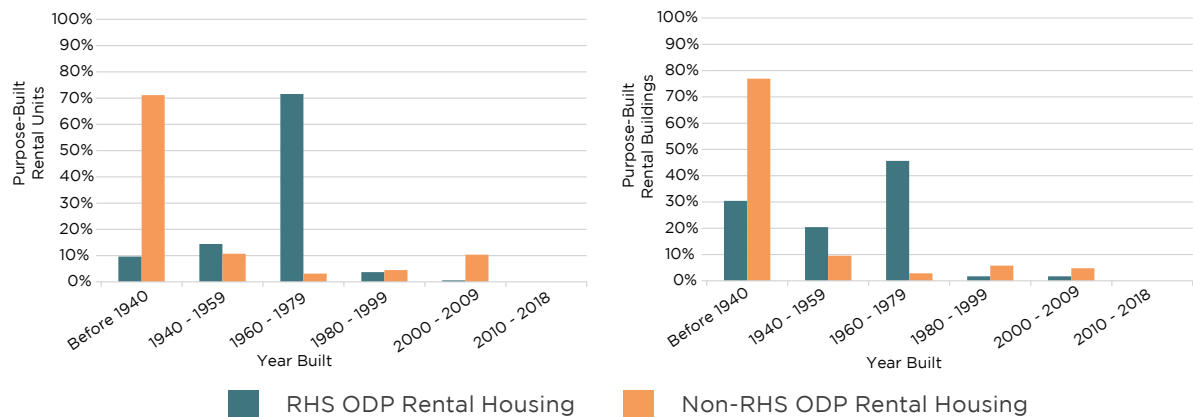
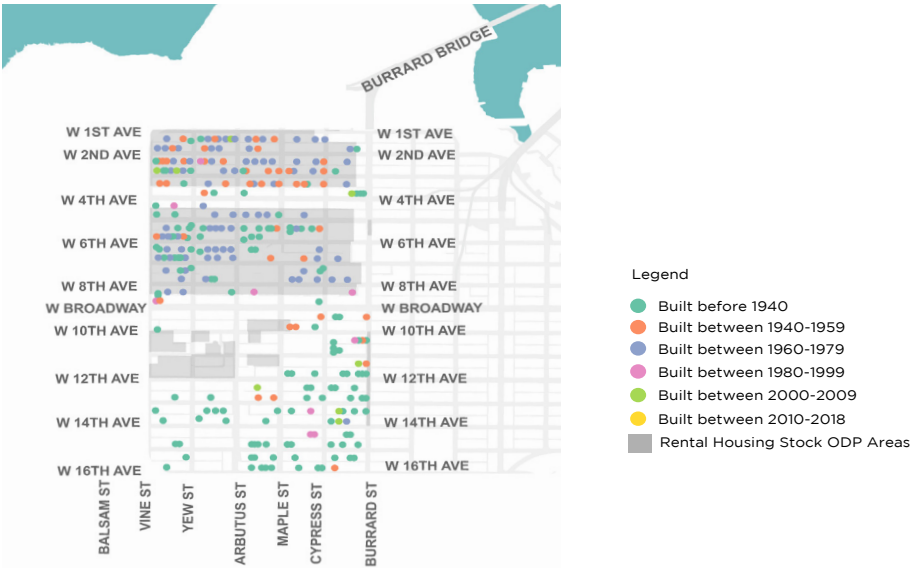
Purpose-Built Rental Housing within Rental Housing Stock Official Development Plan Area

In the Kitsilano census area, the majority of existing purpose-built rental buildings (with three or more purpose-built rental units) are within areas covered by the RHS ODP. Approximately 83% of the existing purpose-built rental units (in buildings with three or more purpose-built rental units) are covered by the RHS ODP.

*Purpose-built rental housing only includes market rental buildings with three or more purpose-built rental units

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

Purpose-Built Rental Housing Age



The age of purpose-built rental housing buildings (with three or more units) in the Kitsilano census 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 the Kitsilano census area were built before 1960 and contain 34% of purpose-built rental units in the area.

The purpose-built rental buildings built between 1960 and 1980 contain approximately 60% of the rental units in the area. Generally, denser built rental buildings (i.e. apartments) were constructed in the 1960's and 1970's.

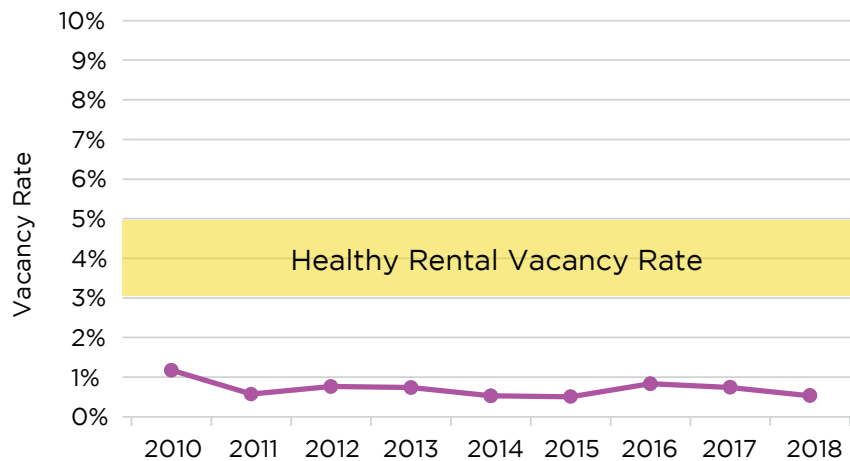
Since 1980, very little purpose-built rental housing has been constructed in this area.

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

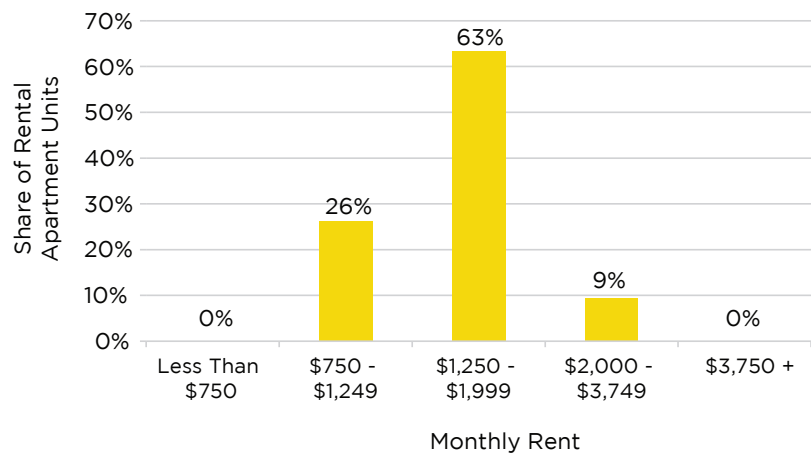
The rental vacancy rate measures the proportion of purpose-built rental units which are unoccupied at a certain point in time and is an indicator of what is available for those looking for rental units. Generally, 3 to 5% is considered a healthy rental vacancy rate. Since 2010, the vacancy rate in the 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

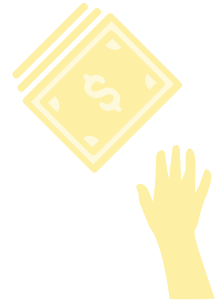
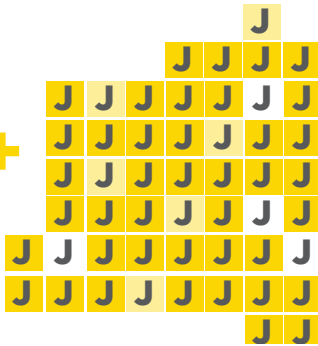
Within the entire Broadway census area, monthly rents vary across rental apartment units. In October 2018, the majority of purpose-built rental apartment units within the Broadway census area had rents between \$1,250 and \$1,999. Generally, units within this rent range are affordable to households with before-tax household incomes of \$50,000-80,000.



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

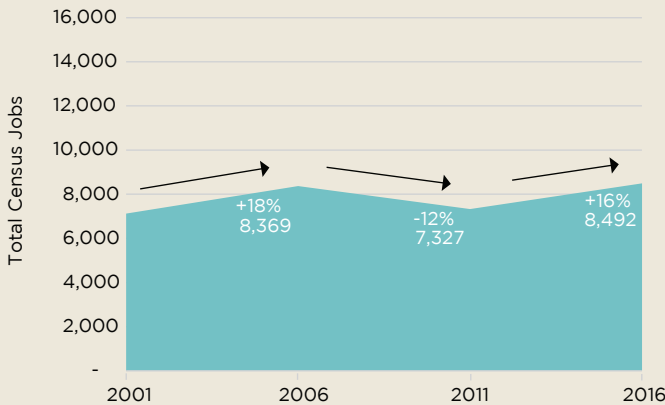
8,450+

**JOBS in
Kitsilano**

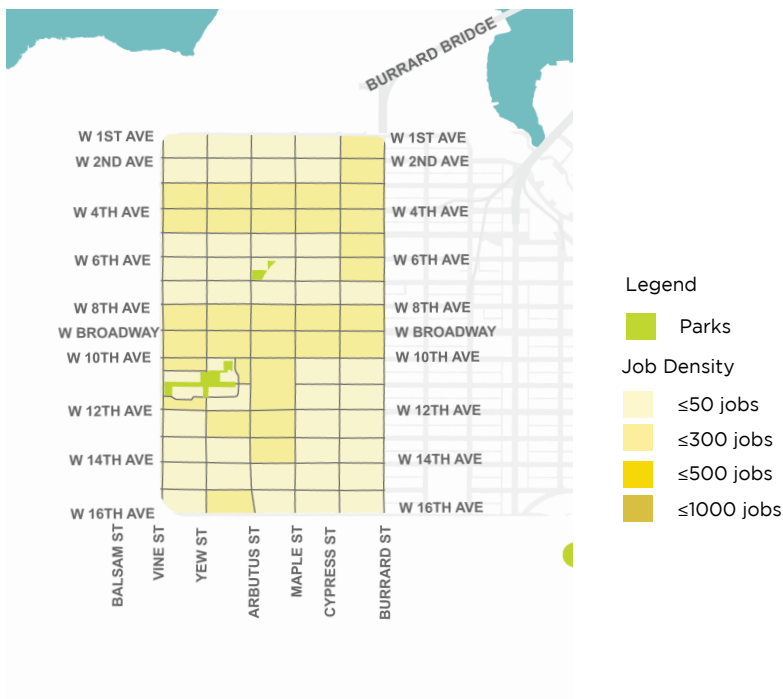


**19% job growth within the
last 15 years in the
Kitsilano
neighbourhood**

Year	Kitsilano area	City of Vancouver
2001 - 2006	+18%	+9%
2006 - 2011	-12%	+6%
2011 - 2016	+16%	+7%



There was overall job growth of 19% within the last 15 years.

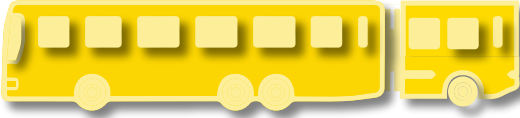


Job Density

The Kitsilano area has a lower density of jobs compared to other neighbourhoods. The area had an average of approximately 58 jobs per hectare. Most of the jobs are concentrated around the commercial streets (4th Avenue, Broadway and Arbutus).



TRANSPORTATION



The busiest bus line in
Canada & United States,

the **99 B-Line**,
runs through the area

The Arbutus Greenway is an 8.8-km stretch of land previously owned by the Canadian Pacific Railway (CPR) that extends from near W 1st Avenue in the north to Milton Street in the south.

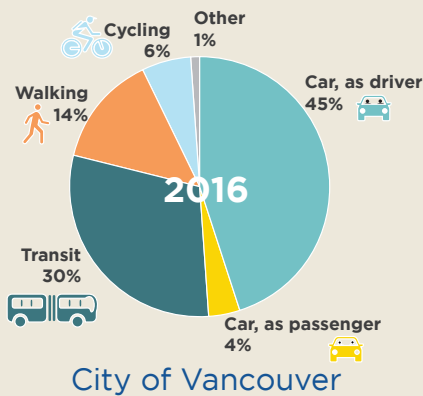
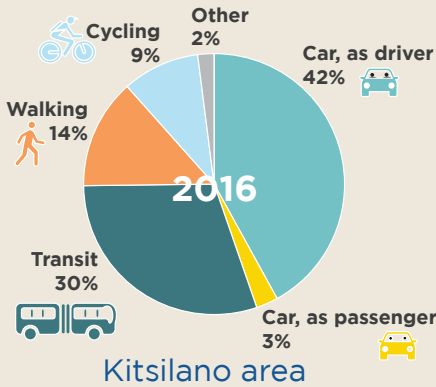


Journey to Work - Transportation Mode Choice

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

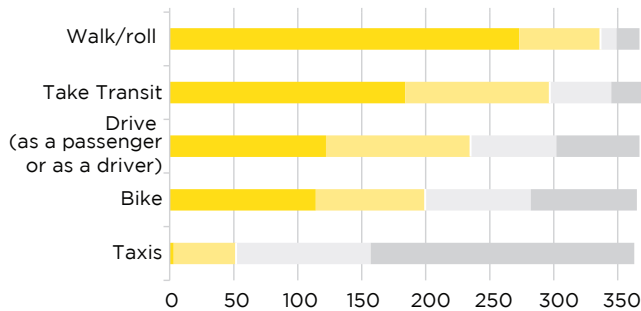
More than 50% of the people living in Kitsilano travelled to work by sustainable modes

Sustainable modes include walking, rolling, cycling or taking transit



Travel within Kitsilano

(Source: Talk Vancouver Survey)
n=314



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



LAND USE

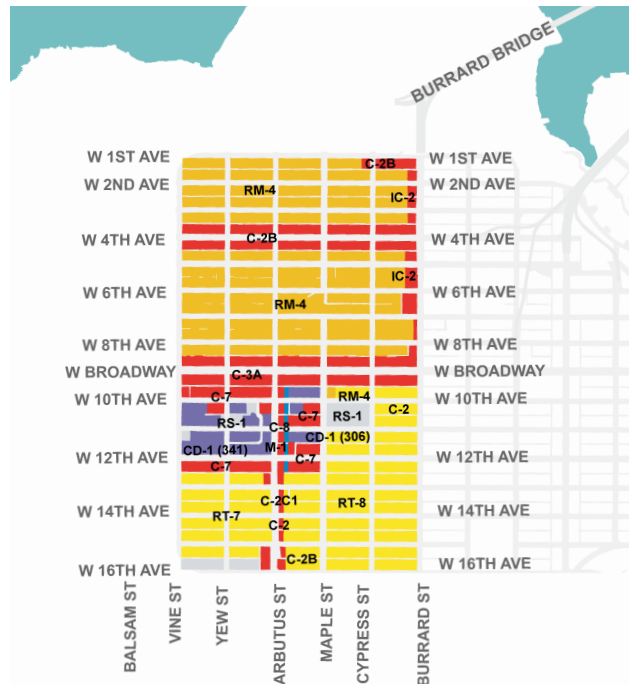


Land Use

More than half of the Kitsilano area is zoned as Two-family or Multiple Dwelling Districts.

Legend

- Commercial Districts (C)
- One-Family Dwelling Districts (RS)
- Two-Family Dwelling Districts (RM/FM)
- Multiple Dwelling Districts (RM/FM)
- Comprehensive Development Districts (CD-1)/ Official Development Plans (ODP)
- Industrial Districts (I/M)





HERITAGE SITES



Heritage Sites

The southern portion of the Kitsilano area has a large collection of heritage sites mostly under categories (B) Significant Evaluation and (C) Contextual or Character evaluation.

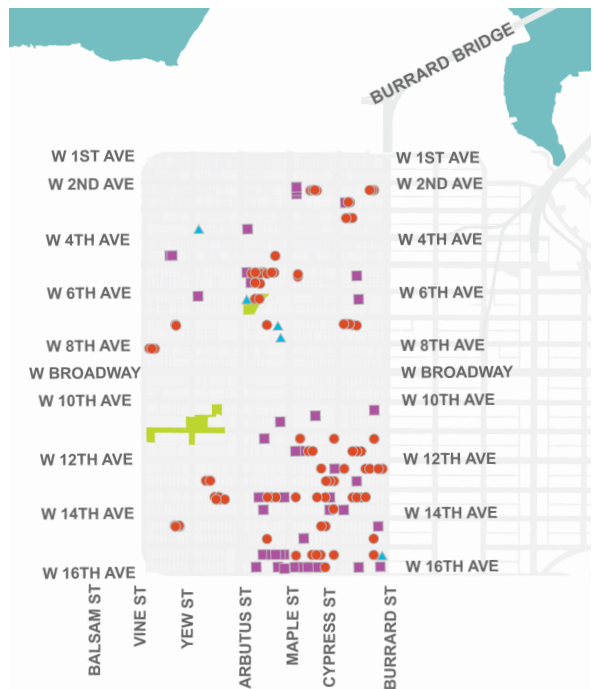
(B) significant evaluation sites are sites that may have some documented historical or cultural significance in the neighbourhood.

(C) contextual or character evaluation sites are sites that represent a building that contributes to the historic character of an area or streetscape.

Legend

Vancouver Heritage Register
Evaluation Groups

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



COMMUNITY AMENITIES



Community Facilities and Services

Legend

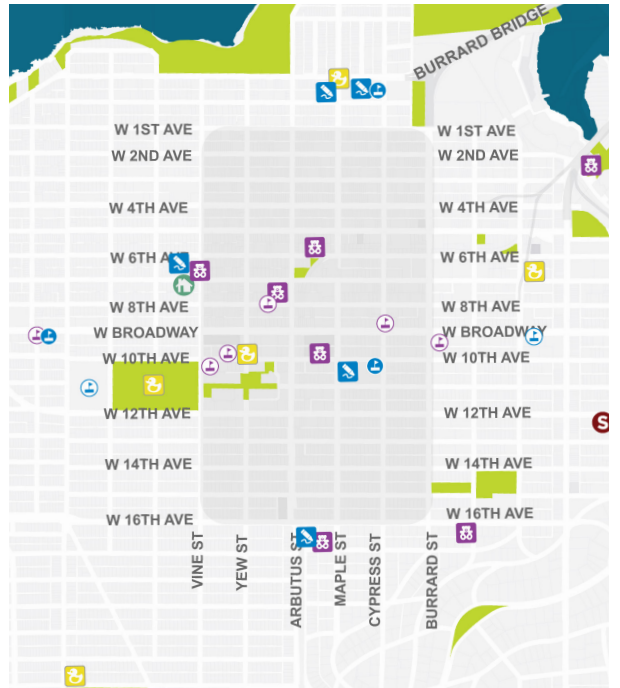
- Broadway Plan Study Area
- Parks
- Community Centre
- Swimming Pool
- Field House
- Ice Rink
- Firehall
- Library
- Community Policing Centres
- Public Marina & Amenities



Social and Health Services

Legend

- Broadway Plan Study Area
- Parks
- Neighbourhood House
- Seniors Centre
- Childcare Centre
- School Age Children
- Under 5 Years Old
- Part-Day Pre-School Children
- Schools, Colleges and Universities
- Elementary School
- Secondary School
- Independent School
- Post Secondary School



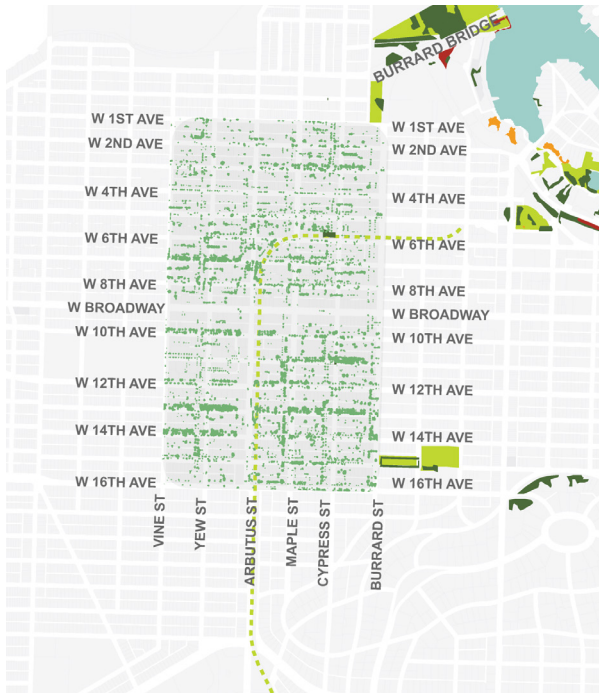


ENVIRONMENT & UTILITIES

Natural Areas

Legend

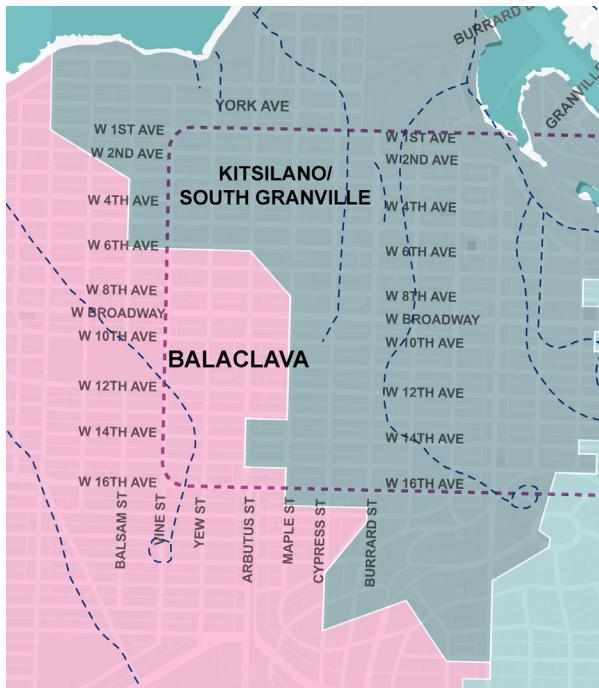
- Broadway Plan Study Area
- Parks
- Tree canopy
- Subtidal
- Intertidal
- Forest
- Meadow
- Wetland



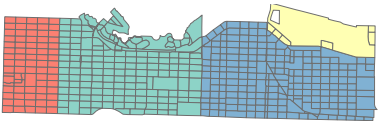
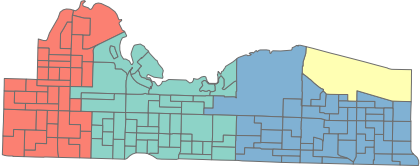
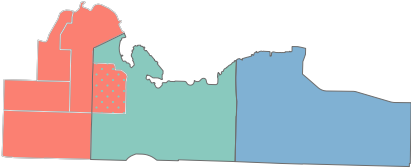


Watershed Boundaries

Legend

- Broadway Plan Study Area
- Historic Stream and Shore Line
- Kitsilano/South Granville Watersheds
- Balaclava Watershed
- 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)	
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)	Map B 
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   Please note there is an overlap of data boundaries between Kitsilano and Fairview
Household incomes, Shelter-Cost-to-Income Ratio	Statistics Canada, 2016 Census	
Housing Mix	<ul style="list-style-type: none"> 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) 	
Rental Housing Stock ODP	City of Vancouver Zoning Maps	Map D 
Purpose-Built Rental Housing within RHS ODP Area	<ul style="list-style-type: none"> City of Vancouver BCAA, 2018 Coriolis Consulting Corp Purpose-Built Market Rental Inventory, 2009 	
Purpose-Built Rental Housing Age	<ul style="list-style-type: none"> City of Vancouver Coriolis Consulting Corp Purpose-Built Market Rental Inventory, 2009 	