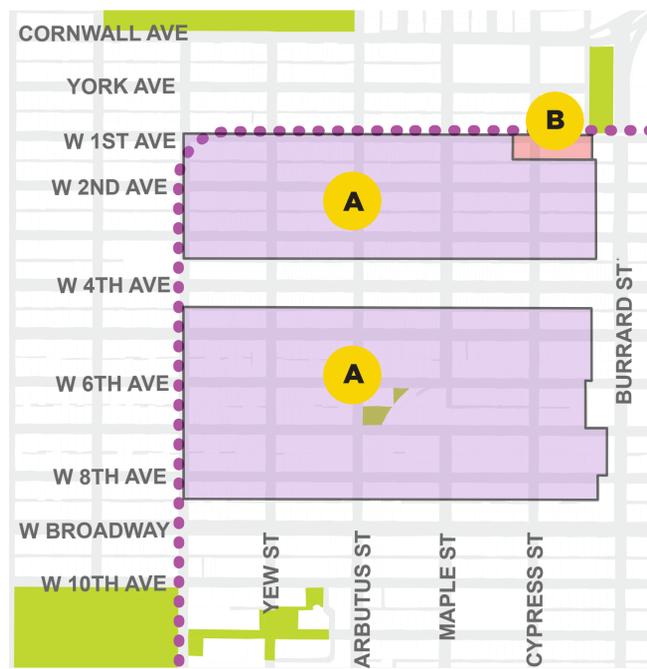


Kitsilano North

Tomorrow



Legend

..... Broadway Plan Study area

■ Park

Character area

■ Residential Area

■ Village

● Policy area

□ Policy area boundary

Kitsilano North is a primarily residential apartment area with a significant stock of older rental housing. It has a variety of building types and styles that contribute to architectural diversity. Residential streets have landscaped setbacks and gardens, and large mature street trees. Housing in the area includes a mix of character and heritage houses, many older 3-4 storey rental apartments, social housing, and newer strata ownership townhouses and apartments. There are a handful of small-scale cafés and grocers sprinkled throughout the residential areas, and a mixed-use commercial node on West 1st Avenue near Burrard Street. The Arbutus Greenway passes through the area, curving from a north-south alignment to east-west at Delamont Park.

PRIORITIES

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

- » The green and leafy streets, mix of housing types, and buildings from different eras contribute to a cherished neighbourhood character.
- » The area has a significant stock of older rental housing, close to jobs, services and amenities, which is aging and in need of renewal. Rental rates continue to rise, and there is a very low vacancy rate (<1.5% in recent years).
- » There are significant concerns around potential displacement of existing rental tenants, through renovations and/or redevelopment.
- » A need for additional rental housing, including for families with children, close to rapid transit.

FUTURE DESIRED ROLE

Strengthen Kitsilano North as a walkable primarily residential area with diverse housing options by providing strategic opportunities for new affordable housing, while encouraging retention and renewal of existing older rental housing.

EMERGING DIRECTIONS

- » In Area A:
 - » Retain the distinctive green and leafy character with a variety of buildings from different eras.
 - » Support the retention and careful long-term incremental renewal of the older rental housing by considering a modest increase in height and density for secured market and below-market rental on sites with existing rental units. In all cases, affordability will be maintained and renters will be supported so they are not displaced from the area.
 - » Consider increased height and density for affordable housing (e.g. secured rental or social housing) on sites without existing rental units.
 - » Support increased height and density to renew and expand social and co-op housing, and enhance affordability where possible, on City- or non-profit owned sites.
 - » 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 West 1st Avenue near Cypress Street.