

# Kitsilano South

# Tomorrow



## Legend

..... Broadway Plan Study area

■ Park

Character area

■ Residential Area

■ Villages

● 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.