

# 41st avenue street precedent study

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## Kerrisdale: 41st Avenue Corridor



Kerrisdale emerged as a new settlement along the inter-urban railway line in 1905. It became a major transit node with the later addition of a street car traveling down 41st avenue, which supported increased commercial and residential development.

The Kerrisdale Business Association have a long history of maintaining storefront character in the corridor. The sidewalk paving, storefront opportunities for socializing and shopping, street trees, street parking, and bold pedestrian crosswalks make this corridor an enjoyable, walkable place.

The traffic is moderately busy along the corridor, sustaining 16,000 to 25,000 vehicles per day. A large portion of the traffic enters or leaves the right-of-way near the middle of the study area (at East Blvd).

Forty-first avenue and East/West Blvd are predominantly zoned for multi-use commercial activity. An old industrial railroad, which is currently inactive, divides car traffic on East/West Blvd. There are strong green and civic infrastructures around the corridor that support the population density and provide community amenities. The node is supported by large areas of multi-family residential, which take the form of high rise towers, just behind the street. The density is highest in these areas, and drops dramatically to single family houses as you move outward. Density and land-use zoning is mirrored over both the north and south sides of the corridor, helping to support north-south connectivity.



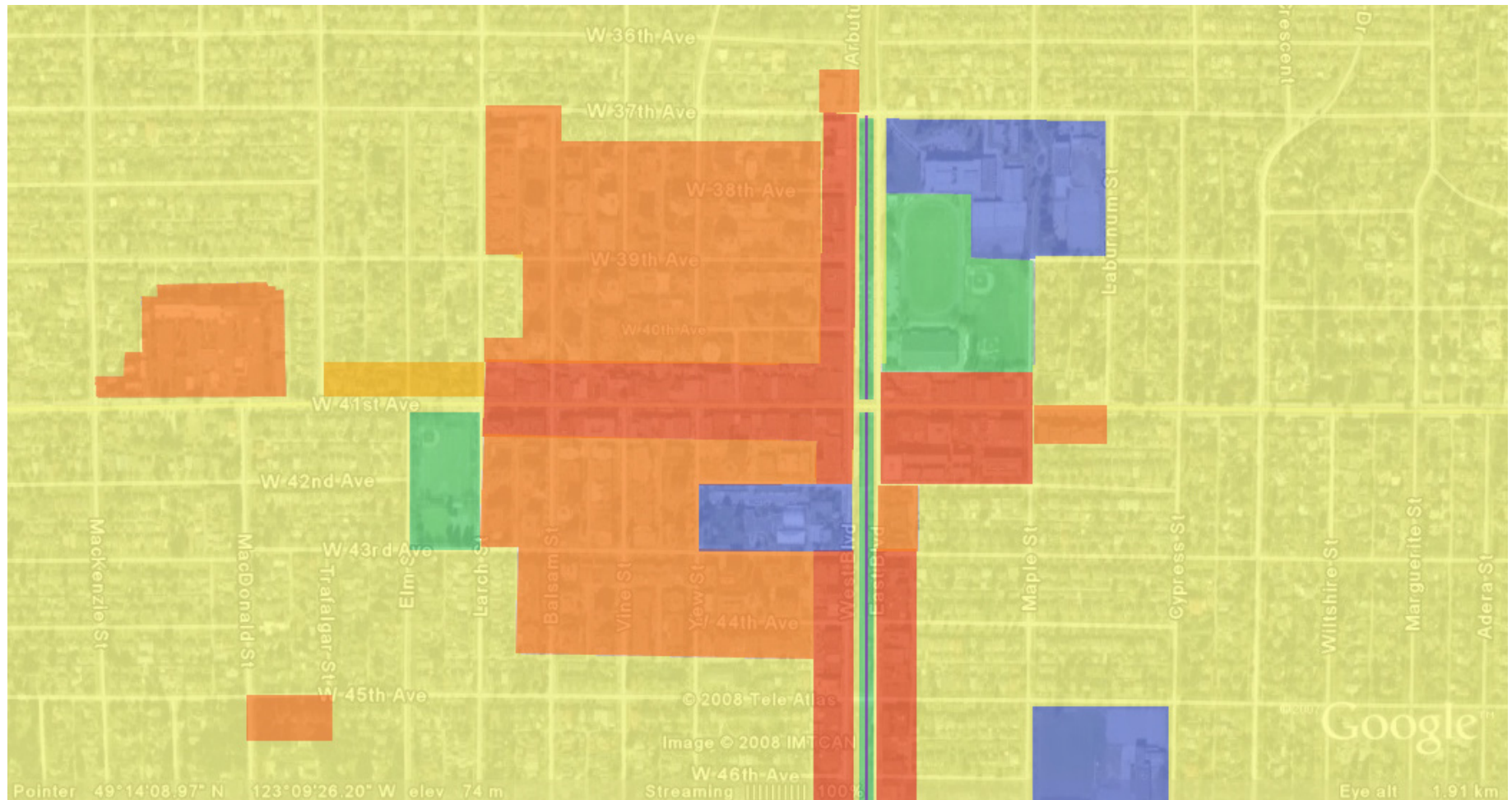
**Photos (top):** Study area between Mackenzie and Marguerite Street (Google Earth)  
**(bottom):** Storefront character of 41st Ave.

### Land use on 41st Avenue

Legend:

- Multi-use Commercial
- Civic/Institutional
- Park
- Old Industrial

- Single-family Residential
- Two-family Residential
- Multiple-dwelling Residential



Source: City of Vancouver Zoning Map  
April, 2008



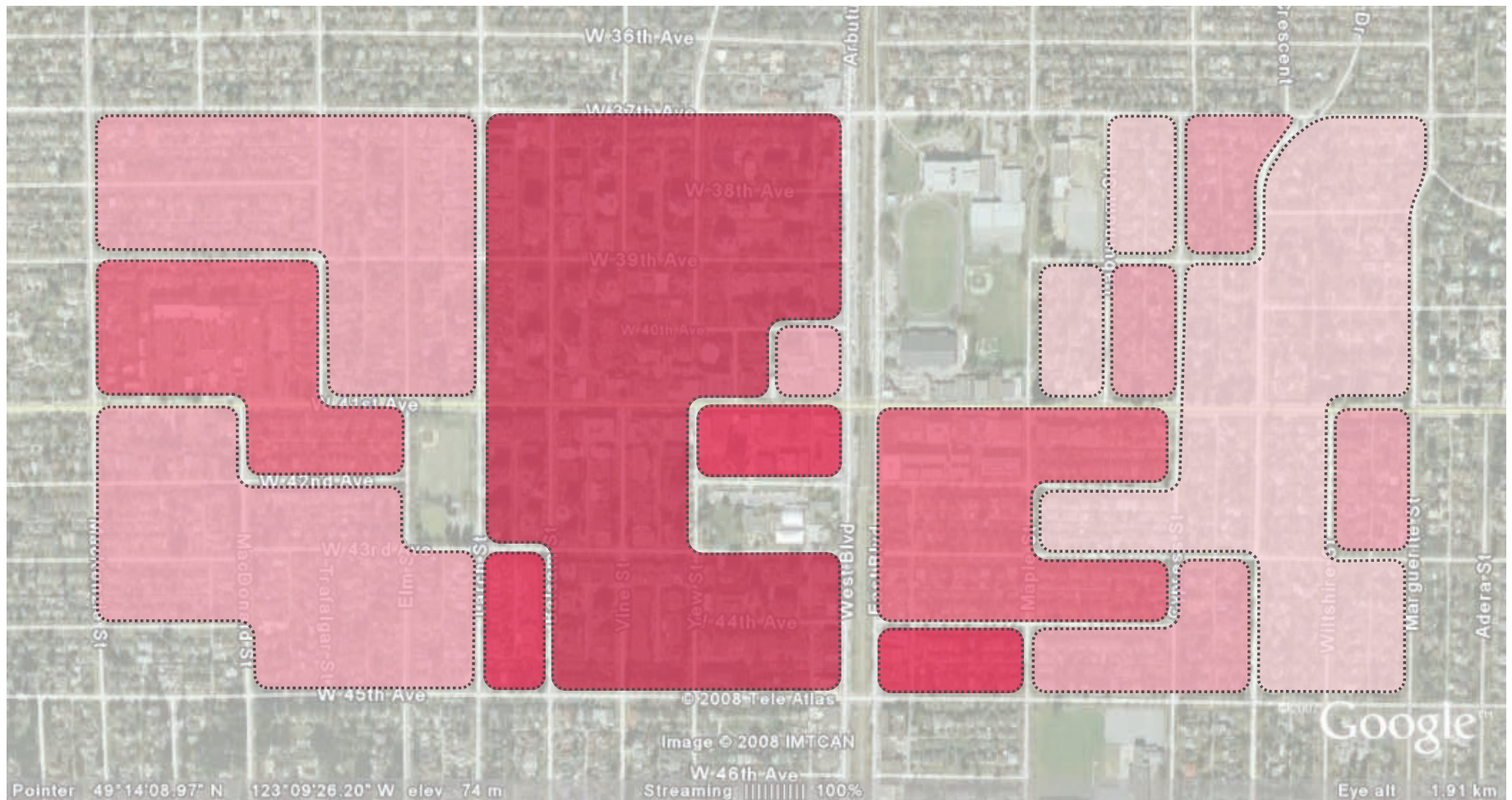
### Population figures

(Statistics Canada, 2001: DMTI Spatial, 2002)

Total Area = 326.17 acre  
Total Dwellings = 2901.87

Dwelling Density = 8.9 du/acre  
Population Density = 20.46 person/acre

### Dwelling Density Legend



Map prepared by: Brock University Map Library, 2003

**Traffic on 41st Avenue / East Blvd.**

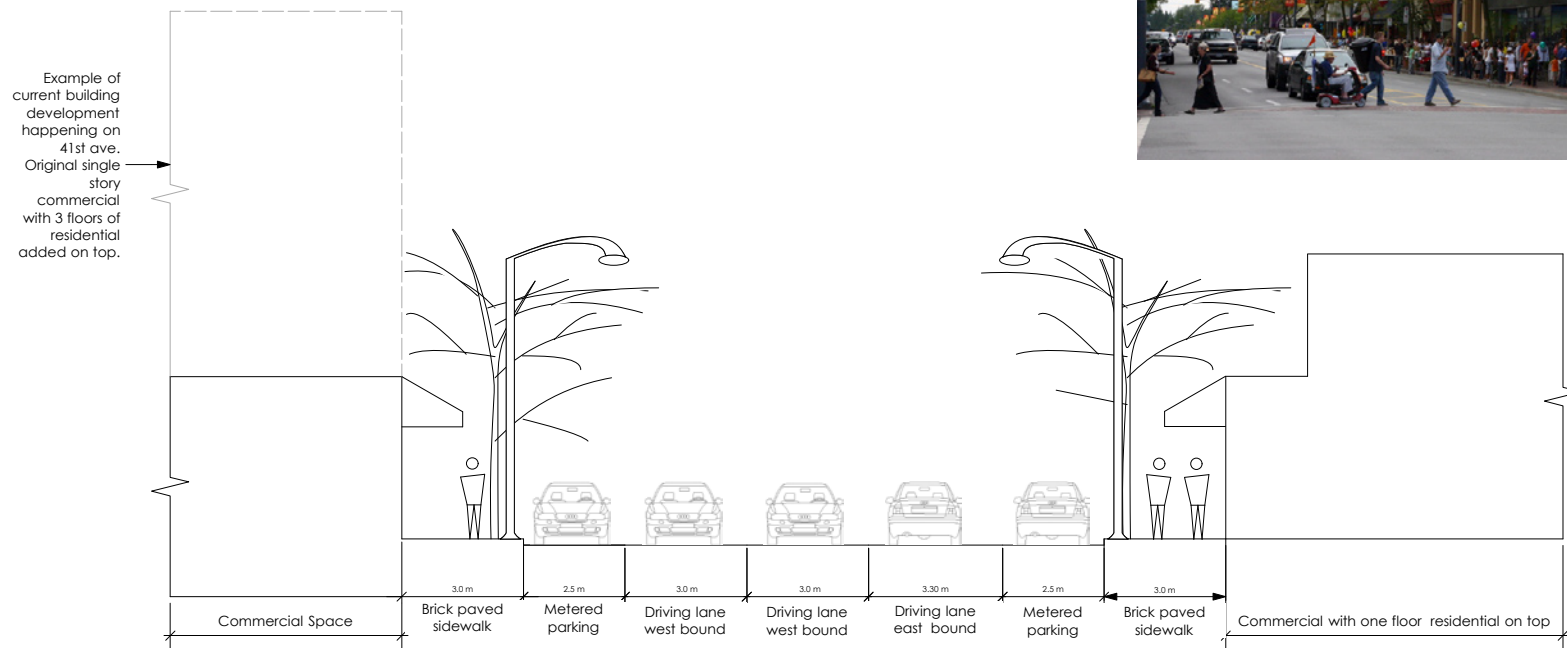


**Traffic Count** (Courtesy of the City of Vancouver, Engineering Services)

The traffic count for a typical weekday on 41st Ave. east of East Boulevard is about 23,900 vehicles per day (in both directions). The traffic count for 41st Ave. west of East Boulevard is about 16,000 vehicles/day. (Fig. 3) Compared to Hastings Street in Burnaby with 35,000 to 40,000 movements per day, Kerrisdale sees significantly less traffic.



41st Avenue: Street section



1 ELEVATION: 41ST AT YEW STREET

**Photo:**  
41st and East/West Blvd. (one block east of Yew)  
Flickr credit: Steve3034