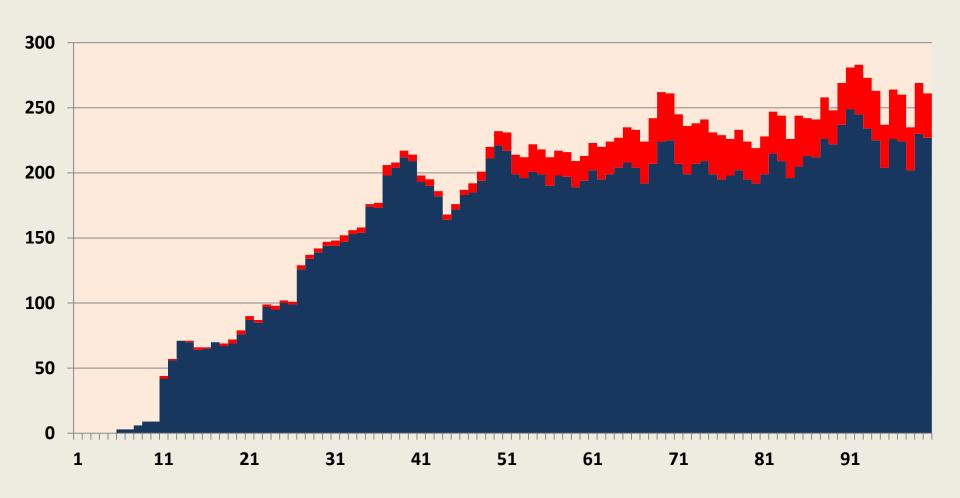
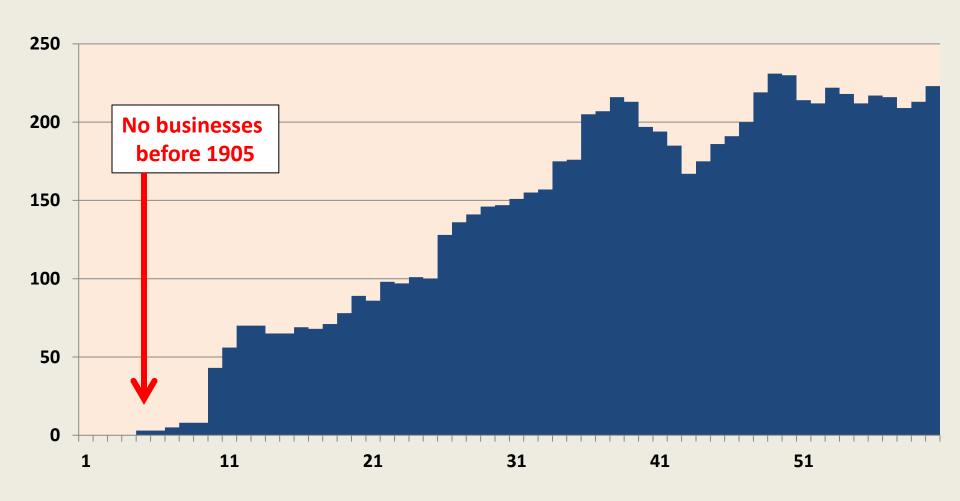


Until about 1950, the number of businesses is roughly equivalent to the growth in the number of buildings on the Drive. As storefronts and buildings were erected, businesses moved in.

Businesses Operating on Commercial Drive, 1901-1999 Storefronts and Offices



The growth in the number of businesses after about 1950 is represented in large part by an increase in the number of businesses operating in non-storefront locations, generally in upper floors.



Manitoba Hardware (1905-1991) at Park & Bismark

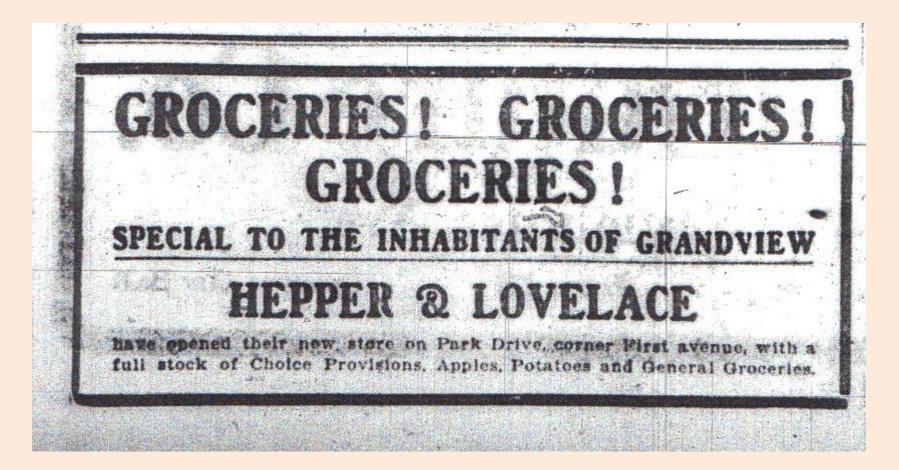
Lucy's Grocery (1905-1922) at 1839 Park Drive

Duke's Grocery (1905-1907) at 1700 Park Drive

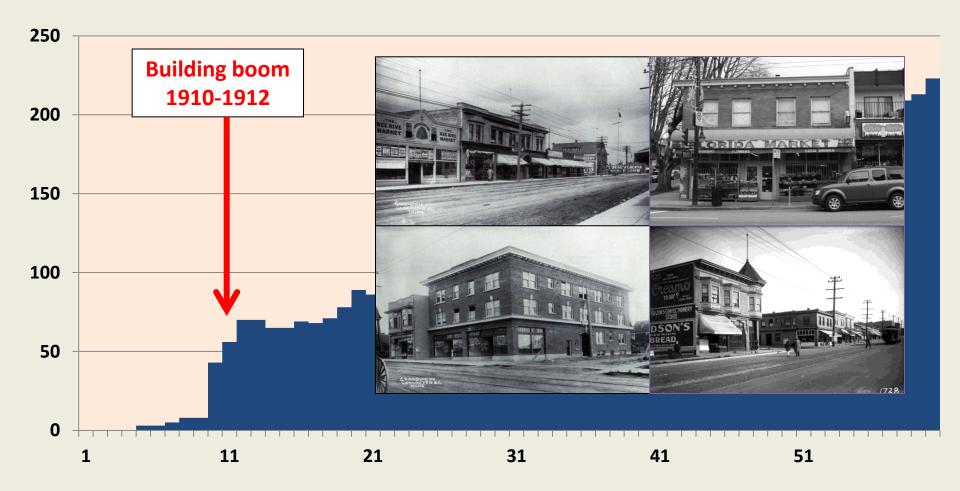
Robert G. Craig, tailor (1905-1913) at 1301 Park Drive

Note that Park Drive became Commercial Drive in 1912/1913. Bismark Street was renamed Kitchener Street during WW1

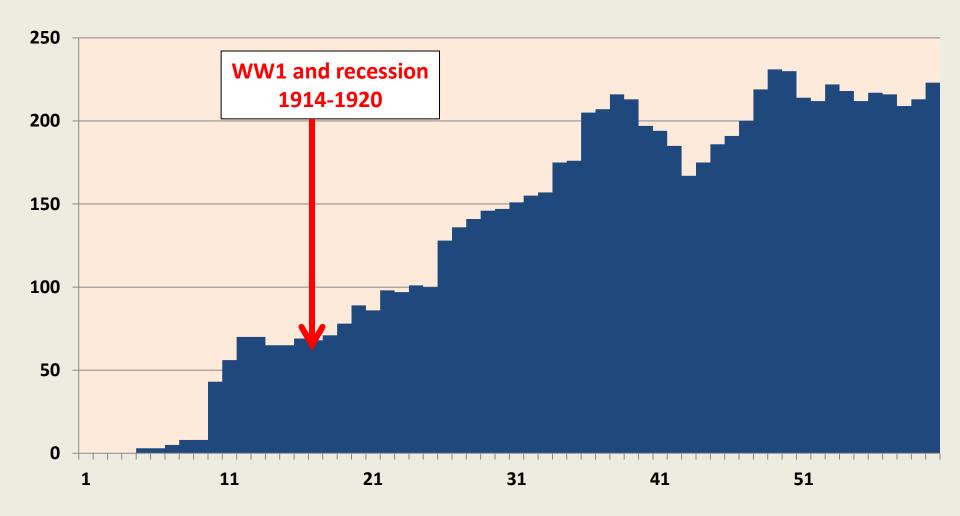
The Drive's First Ad, January 1908



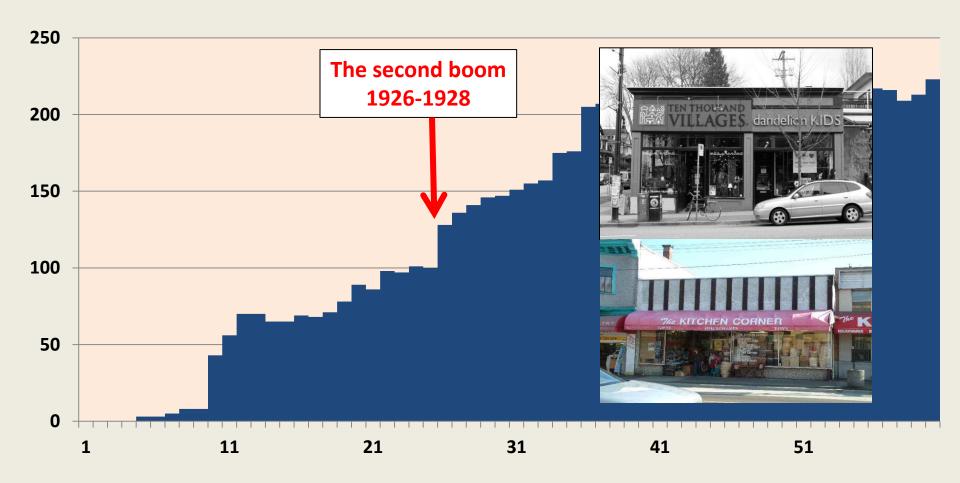
This is the first ad by any company on the Drive that I have yet found. It was issued by Hepper & Lovelace, a grocery store operating between 1908 and 1910, and published in the *World* newspaper.



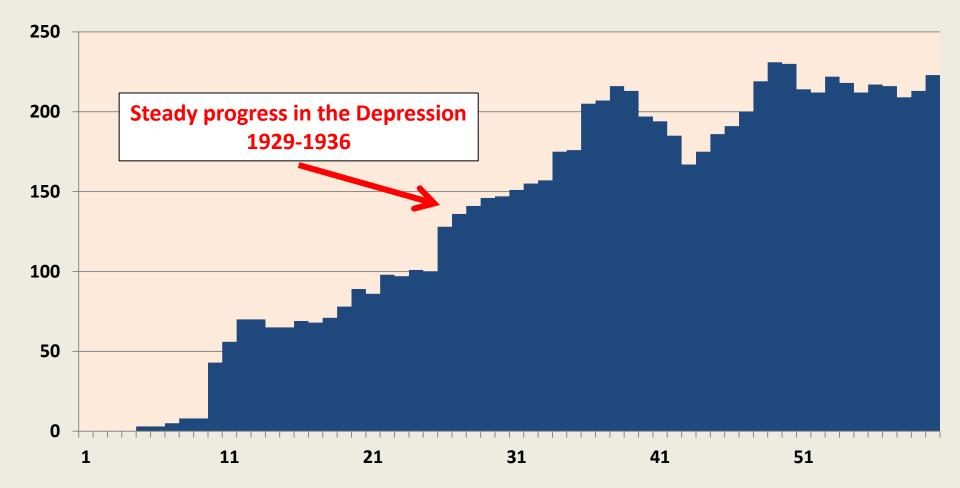
The Drive began to come into its own during a major building boom between 1910 and 1912. It was At this time that many of the classic heritage buildings we know today were constructed.



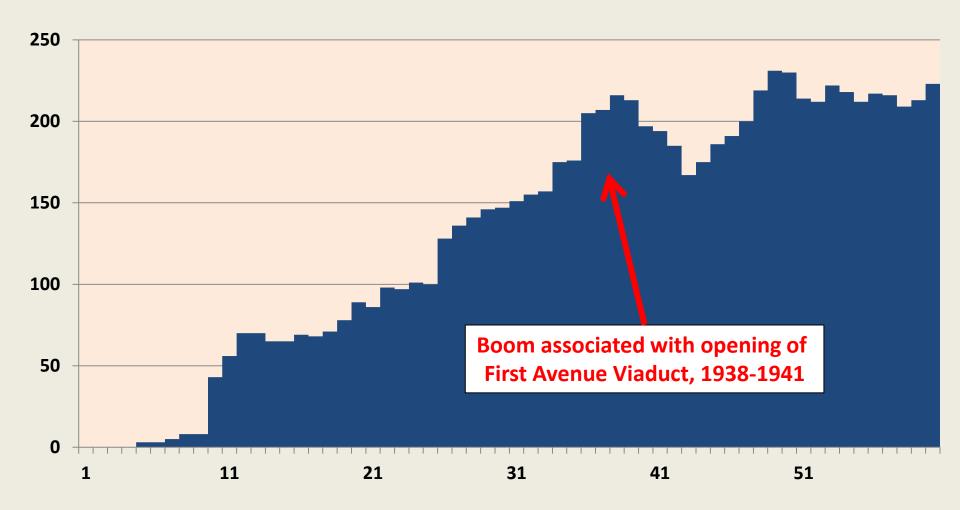
The First World War gave pause to the Drive's growth, and this was followed by a world-wide recession.



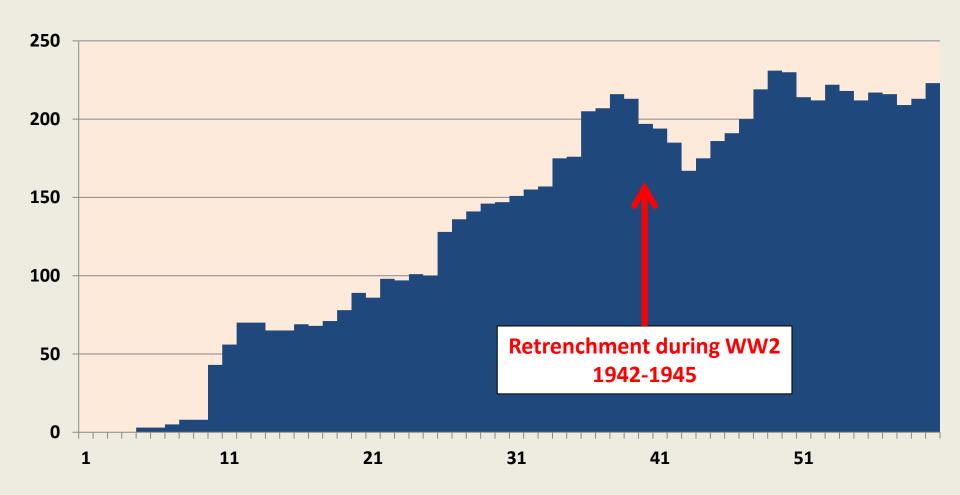
A second major building boom took place in the late 1920s, led by Angus Campbell and his signature single-storey flat-roofed buildings.



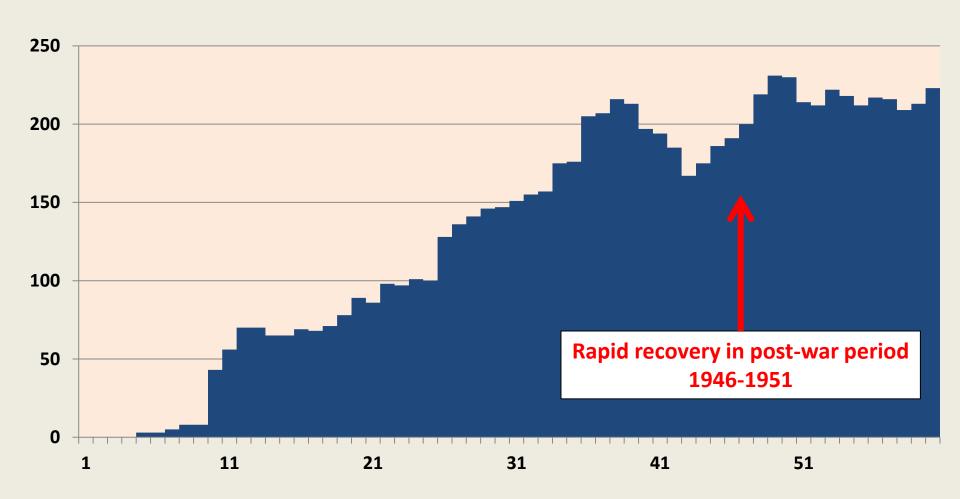
Although the surrounding Grandview residential area was devastated by the Depression, the Drive continued to grow, albeit at a slower pace.



A further significant increase in the number of buildings, and thus the number of businesses, took place at the end of the 1930s. This was no doubt linked to the opening of the First Avenue Viaduct in 1938.



A significant number of businesses closed during the Second World War, primarily due to material shortages and similar difficulties. These included Warman's, a major appliance store, and the popular Hallet's Fountain Restaurant, both of which closed because the owners despaired of giving customers good service.

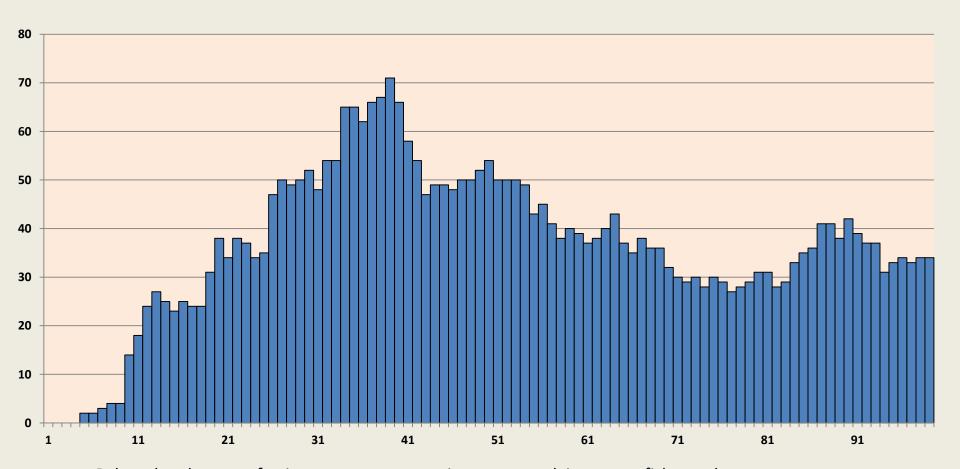


Once the War was over, growth on the Drive rapidly increased until, by the early 1950s, the Drive had been almost completely built out.

The following graphs look at four types of retail businesses.

These graphs return to the 1900-1999 time-frame.

Food Stores, Commercial Drive, 1901-1999



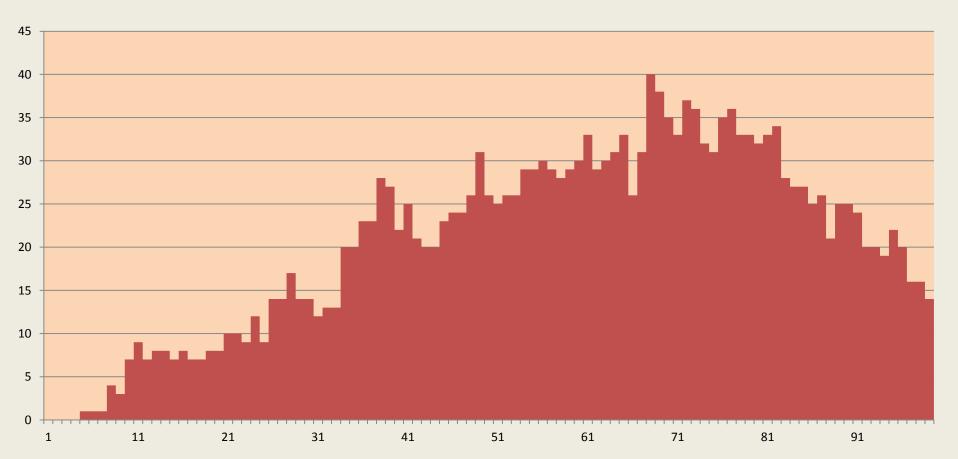
Bakers, butchers, confectionery stores, convenience stores, dairy stores, fish merchants, grocery stores

The fall in the number of food stores at the beginning of the 1940s was due in part to wartime shortages. However, it is no coincidence that Safeway opened two supermarkets on the Drive in 1941. Another decline can be seen after Super-Value opened in 1955.

Food Stores, Commercial Drive, 1901-1999, as percentage of all stores



Household Services, Commercial Drive, 1901-1999



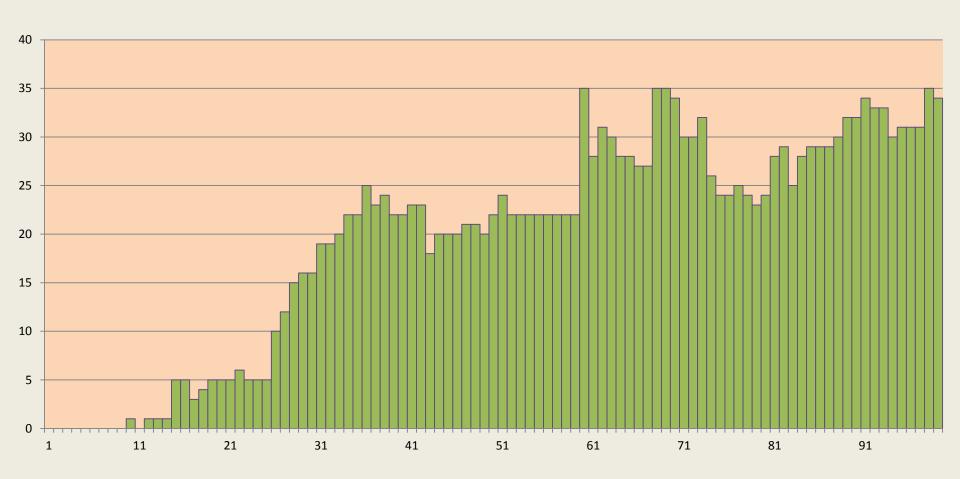
Appliance stores, bedding, chimney sweeps, electronics, flooring, florists, fuel supplies, furniture makers, furniture stores, glass, hardware, heating, furnishings, house cleaning, kitchenware, paint & painters, plumbing, radio & TV, security, stationers, upholsterers, wall coverings

Given increased population and continued prosperity, it seems likely that the decline in these kind of stores is connected to the active discouragement by Vancouver planning toward furniture and appliance stores from this period.

Household Services, Commercial Drive, 1901-1999, as percentage of all stores



Personal Services, Commercial Drive, 1901-1999

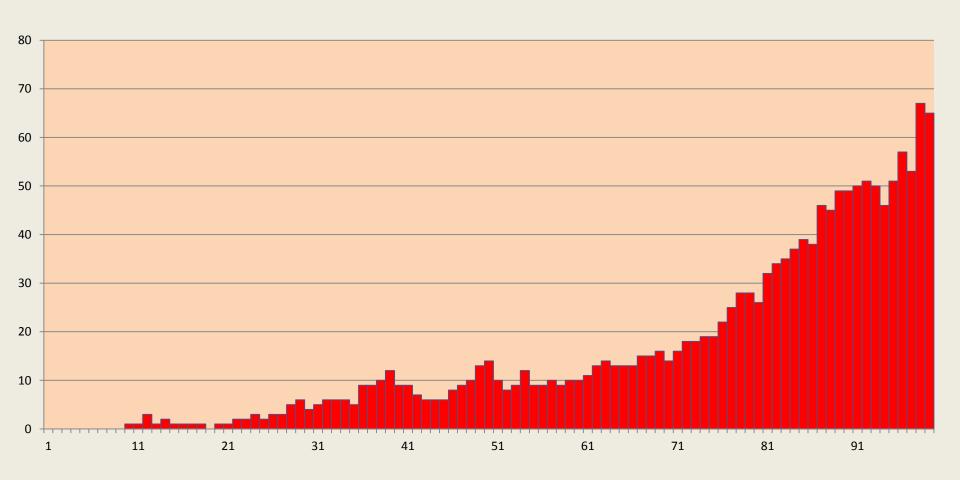


Barber shops, beauty salons, hairstylists, cleaners, banks & financial services, health stores, travel services.

Personal Services, Commercial Drive, 1901-1999, as percentage of all stores



Restaurants, Commercial Drive, 1901-1999



Restaurants, bars, cafes, coffee shops, pizza parlours, etc.

If this graph is extended to 2012, there are now 90 such businesses on the Drive, or roughly 31% of all businesses, and an even larger percentage of storefronts.

Restaurants, Commercial Drive, 1901-1999, as percentage of all stores



