

About the Study

Why is built form important?

A city or neighbourhood's built form, including its buildings, streets, and open spaces, determines how it is experienced, both physically and visually. It also determines the number of people who can live and work in a city or neighbourhood, and can thus impact the number and type of supporting businesses and services, and the community amenities needed by residents.

By allowing changes to the built form, such as increasing height and density, more floor area can be created. This additional floor area could be residential, commercial, institutional, social, or a mix of these uses. Allowing additional floor area can also generate more amenities, or public benefits, for a neighbourhood through the rezoning process. These benefits could be in the form of affordable housing, heritage conservation, cultural and social facilities, or others needed by the community.

Built Form and the Historic Area

Changes to built form can dramatically transform the look and feel of a city or neighbourhood, or it can respect existing built form and maintain the general scale and character of an area.

The Historic Area Height Review is looking at how additional height and density could be accommodated without significantly changing the Historic Area's distinct character and scale. As the oldest part of the city with much of the historic built form still in tact, the Historic Area has a unique identity in Vancouver. This character has been protected from significant change for many years. However, there are many sites in the Historic Area that do not have protected heritage buildings and could be redeveloped. If they were redeveloped with more height and density through rezoning, new public benefits and amenities could be introduced to the area.

Is there room for more height and density in the Historic Area without losing its unique character? This Historic Area Height Review poses this question, and seeks your feedback on what amount of change you feel is appropriate.

