

Other Information

Glossary of Key Terms

In order to better understand urban form and the material included in this presentation, some useful words are defined below. Please don't hesitate to ask staff if you would like further clarification after reviewing this presentation.

Development Permit is the process through which a property can be approved for development under current zoning. In Vancouver, Development Permits are approved by the Development Permit Board or the Director of Planning.

Zoning is the legal tool used to regulate how land can be developed, and sets the rules for a building's height and density. Vancouver's Development and Zoning Bylaw includes schedules for each zone or area in the city.

Rezoning is the process through which development can be approved at more height or density than allowed for in the current zoning. All rezonings are approved by City Council after a Public Hearing.

Public Hearing is a meeting of City Council where members of the public can express their opinion on an issue, prior to Council making a decision. A Public Hearing is a legal requirement for rezonings and Bylaw amendments.

Public Benefits are the contributions a development project makes through the rezoning process to amenities needed by the community, in exchange for additional

development rights. Social housing, childcare centres, cultural facilities, and heritage conservation are examples of Public Benefits.

View Corridor is a field of space that protects a view from a specific vantage point. Each view corridor has a defined angle of width and planar trajectory from the vantage point to the view target.

Height refers to how tall a building is from the ground to its highest point. One storey (or floor) in a building is usually about 10 feet high. A typical building on Hastings Street is about 50 feet high, or 5 storeys. In a zoning schedule, the maximum building height is stated. A range of heights may also be indicated, with an outright height given and a provision for additional height at the discretion of the Director of Planning if certain conditions are met.

Density refers to how much area (square feet or meters) is in a building, relative to the size of the lot the building is on. It is often described in a ratio (see FSR).

Floor Space Ratio (FSR) is a measurement of a building's total area relative to the area of the site on which it is located. A building with a density of 2 FSR has a built area equal to twice that of the land it sits on. See diagram below:

Floor Space Ratio Illustration

