

# General Height

## Historic Area Development Capacity

The estimated development capacity of the Historic Area has been calculated for each option, including floor area and population. These estimates are based on the potential redevelopment of sites considered “likely to redevelop” in the next 20-40 years. Specifically, these are sites in the Historic Area that are either vacant, have non-heritage buildings (not listed on the Vancouver Heritage Register), and have not undergone redevelopment in the recent past.

For the purposes of these calculations, site redevelopment is assumed to be mostly for residential use, with some commercial use as required by current Zoning regulations. However, the uses on any given site could vary, and will depend on neighbourhood plans and policies at the time of redevelopment, and future market conditions.

Existing	Option 1. Current Maximums	Option 2. Moderate Increase
Site Area (ft <sup>2</sup> ): <b>3.6M</b>	There is significant development capacity in the Historic Area under current zoning. If all available sites were redeveloped to the current maximum allowable height and density, the area could see a 28% increase in floor area over existing. The population could increase more than 2 times, from 8,000 to 16,600 people.	With a moderate increase in height, the area could see an increase in floor area of 10% over Option 1, or 38% over existing. The population could increase to 18,700 people, approximately 2.3 times the size of the existing population.
Average FSR: <b>3.4</b>		
Est. Population in 2009 (ppl): <b>8,000*</b>		
Floor Area (ft <sup>2</sup> ): <b>12.1M</b> <small>( 53% Commercial; 47% Residential)</small>	Est. Floor Area (ft <sup>2</sup> ): <b>15.4M</b>	Est. Floor Area (ft <sup>2</sup> ): <b>16.6M</b>
Est. Population Capacity (ppl): <b>10,000**</b>	Est. Population Capacity (ppl): <b>16,600**</b>	Est. Population Capacity (ppl): <b>18,700**</b>

Data Source: City of Vancouver Staff Analysis for Estimated Development and Population Capacity.

\* The Estimated Population in 2009 is calculated based on 2006 Census plus new residential units constructed between 2006 and 2009.

\*\* The Estimated Population Capacity is calculated based on the amount of residential floor area available to accommodate residents, using an average unit size per person. The estimate could change depending on a number of variables (e.g. Using a different average unit size per person).

