

# Understanding the Area

## Sub-Areas

The Historic Area is made up of five distinct neighbourhoods or sub-areas. Each sub-area has unique zoning and development regulations for height and density, as outlined in the City's Development & Zoning Bylaw. As a result, each sub-area has a distinct neighbourhood scale and character, as summarized below.

### Victory Square: Downtown District (DD) Sub-area C2

- Maximum building height is 70' (with 100' allowed for social housing projects); Maximum density is 5.0 FSR.
- Many heritage buildings mixed with non-heritage buildings.
- In addition to zoning, Victory Square Guidelines and Victory Square Policy Plan (2005) guide development.

### Gastown: HA-2

- Maximum building height is 75'; no maximum density.
- Many heritage buildings, with a number of them undergoing rehabilitation in recent years.
- Municipally designated heritage area, and nominated as National Historic Site of Canada in April 2007.
- In addition to zoning, Gastown HA-2 Design Guidelines guide development.

### Hastings & Main: Downtown Eastside Oppenheimer District (DEOD) Sub-area 1

- Maximum building height is 98'; maximum density is 1 FSR or up to 5 FSR with 20% social housing.
- Mix of heritage and non-heritage buildings.
- In addition to zoning, DEOD Design Guidelines guide development.

### Chinatown: HA-1

- Maximum building height is 50' (with 65' allowed under certain conditions); no maximum density.
- Many heritage buildings, with a large number owned by non-profit benevolent societies and family associations.
- Municipally designated heritage area, and nominated as National Historic Site of Canada in March 2009.
- In addition to zoning, Chinatown HA-1 Guidelines guide development.

### Chinatown South: HA-1A

- Maximum building height is 70' (with 90' allowed under certain conditions); no maximum density.
- Mix of heritage and non-heritage buildings.
- In addition to zoning, Chinatown HA-1A Guidelines guide development.

## Other Features

