




Planning
Vancouver
Together

Rupert and Renfrew Station Area Plan Council Meeting – March 29th, 2022

We are seeking support from Council to:

1. Endorse the Terms of Reference (TOR)
2. Adopt an Interim Rezoning Policy (IRP)
 - Consequential amendments for Grandview - Boundary rezoning policies and Secured Rental Policy
3. Amend the Development Contribution Expectations (DCE) Policy
4. Amend the Community Amenity Contributions (CAC) Policy for Rezoning
5. Report back with interim flood management requirements

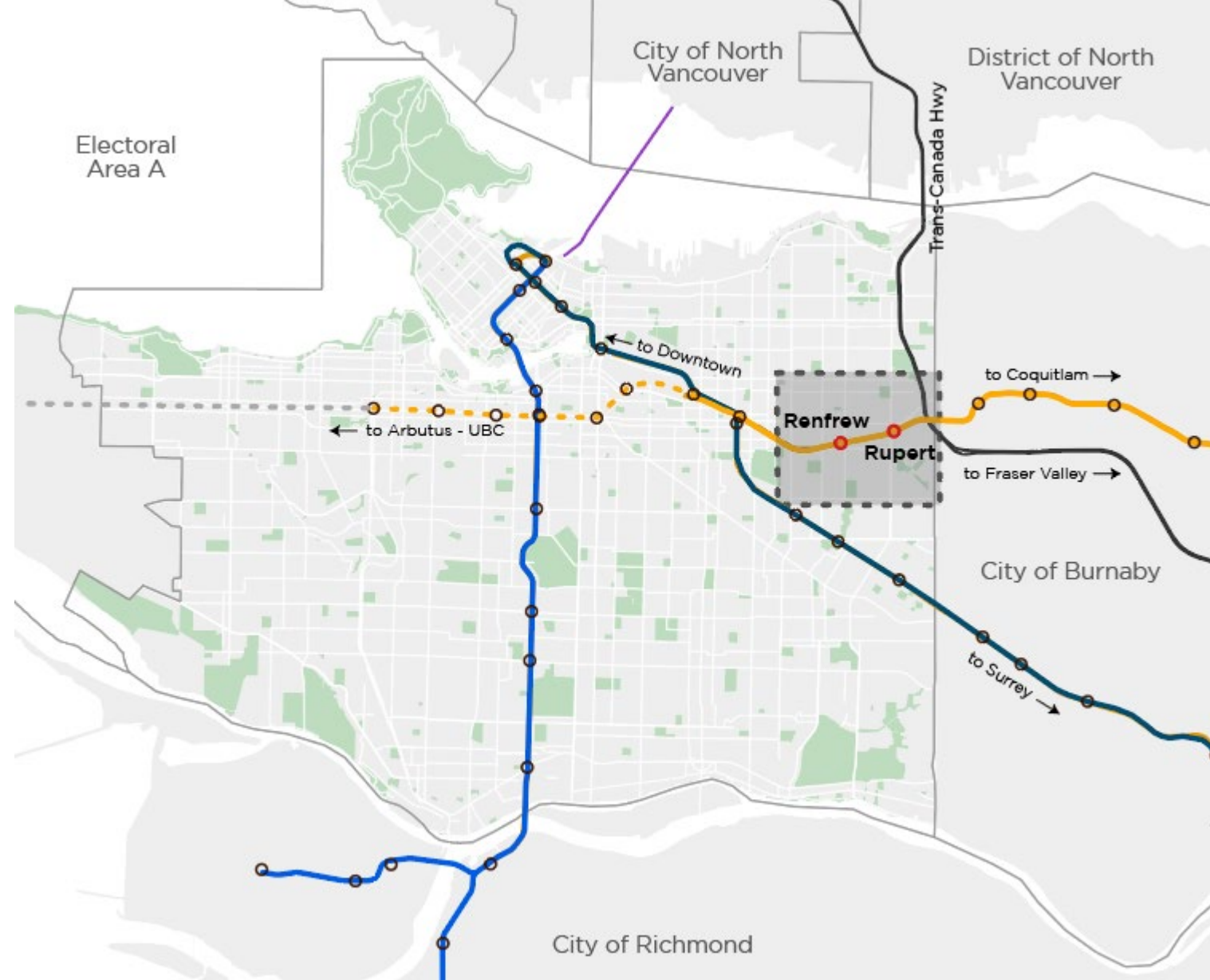




Why here? Why now?

Regional Context

- Fast and reliable transit connections to downtown and other urban centres
- Easy highway access for goods movement



Opportunities

RECONCILIATION



ECOLOGY



ECONOMY



HOUSING



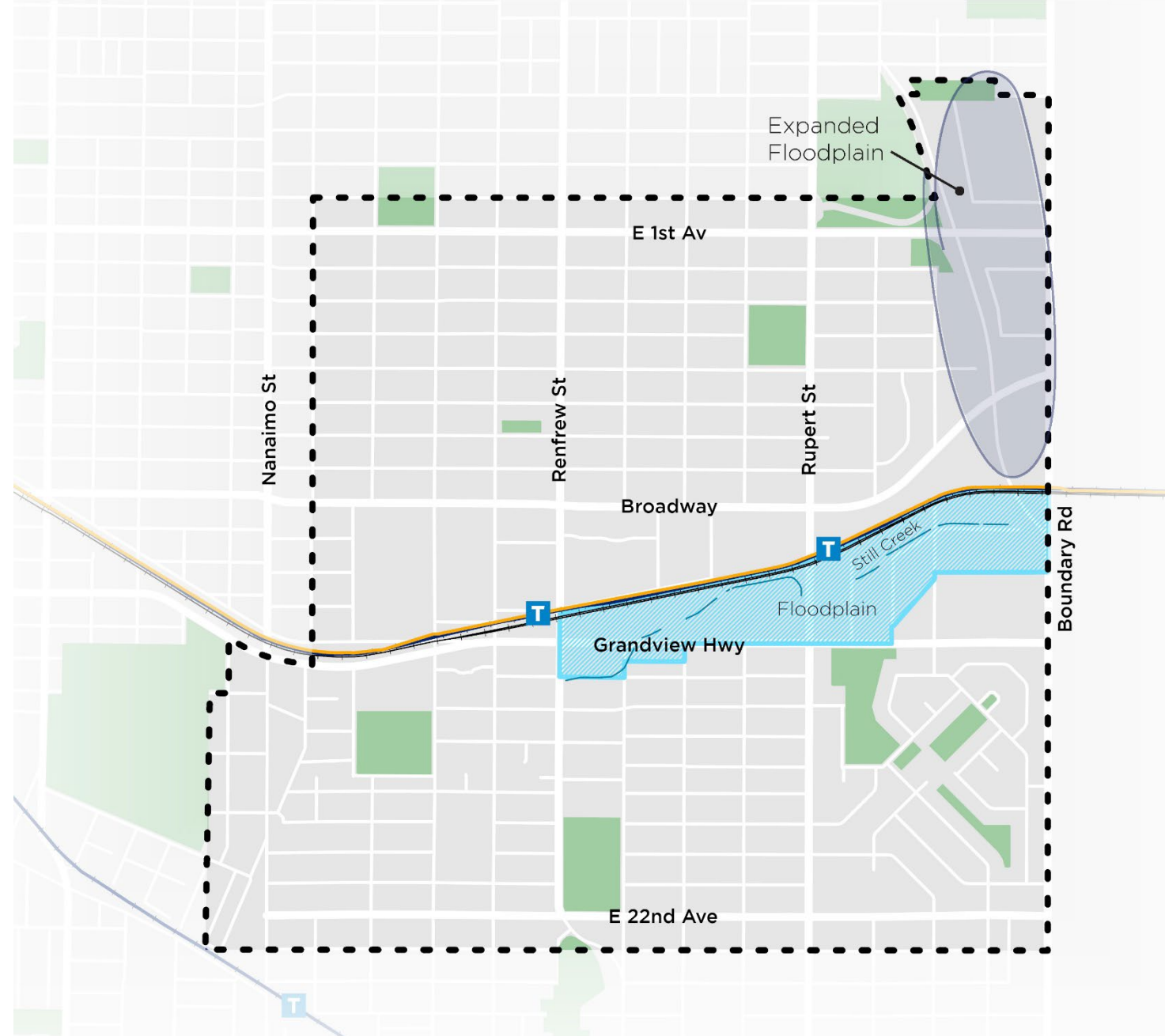
CLIMATE



Restore Ecosystems & Manage Flood Risk

Enhance natural features in the area

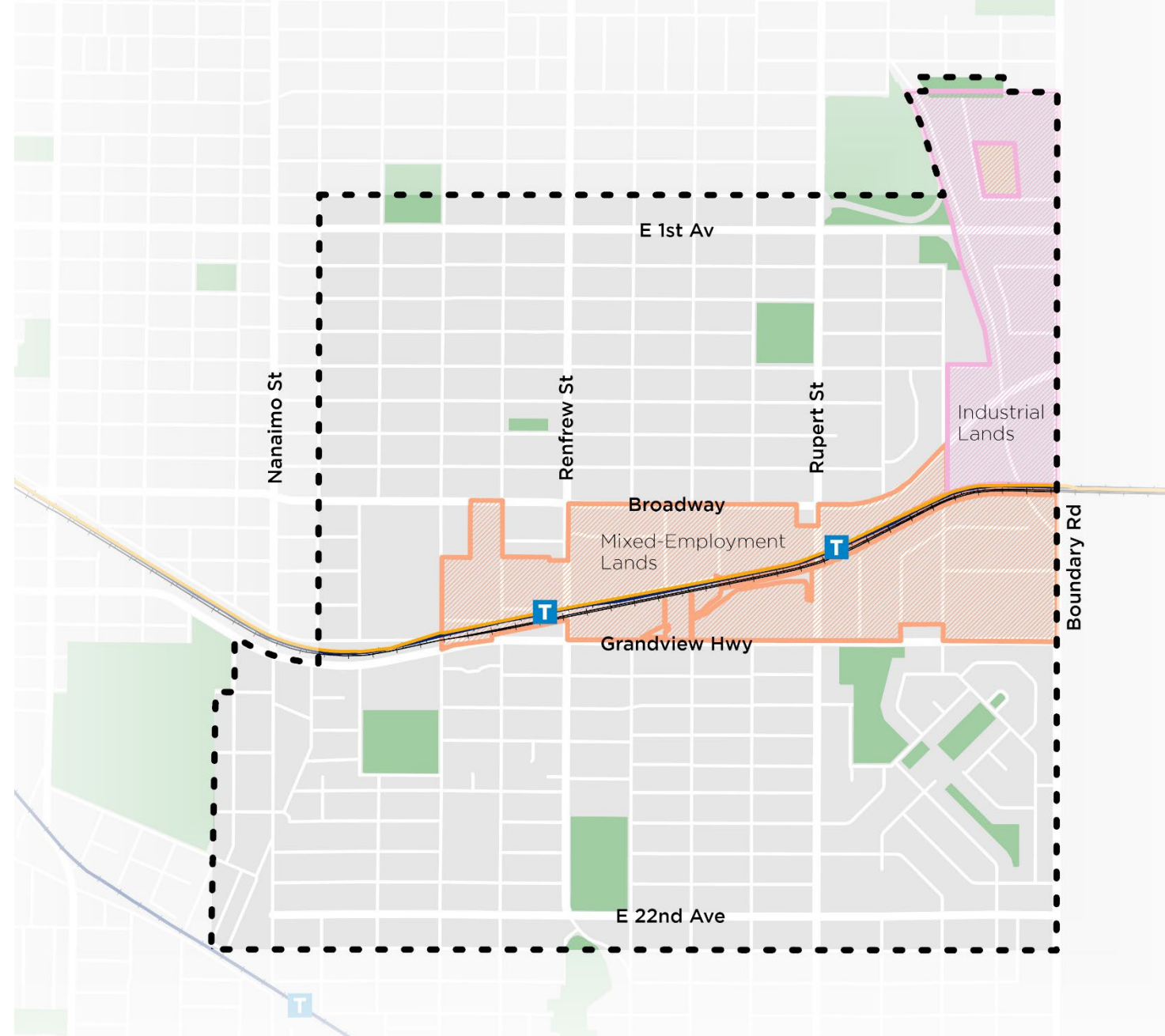
- Still Creek provides unique opportunity – one of only salmon-bearing streams in the City
- Sites in flood plain subject to challenging requirements
- Recent report indicated floodplain is expanding



Strengthen Local Economy

Protect, intensify & expand employment lands

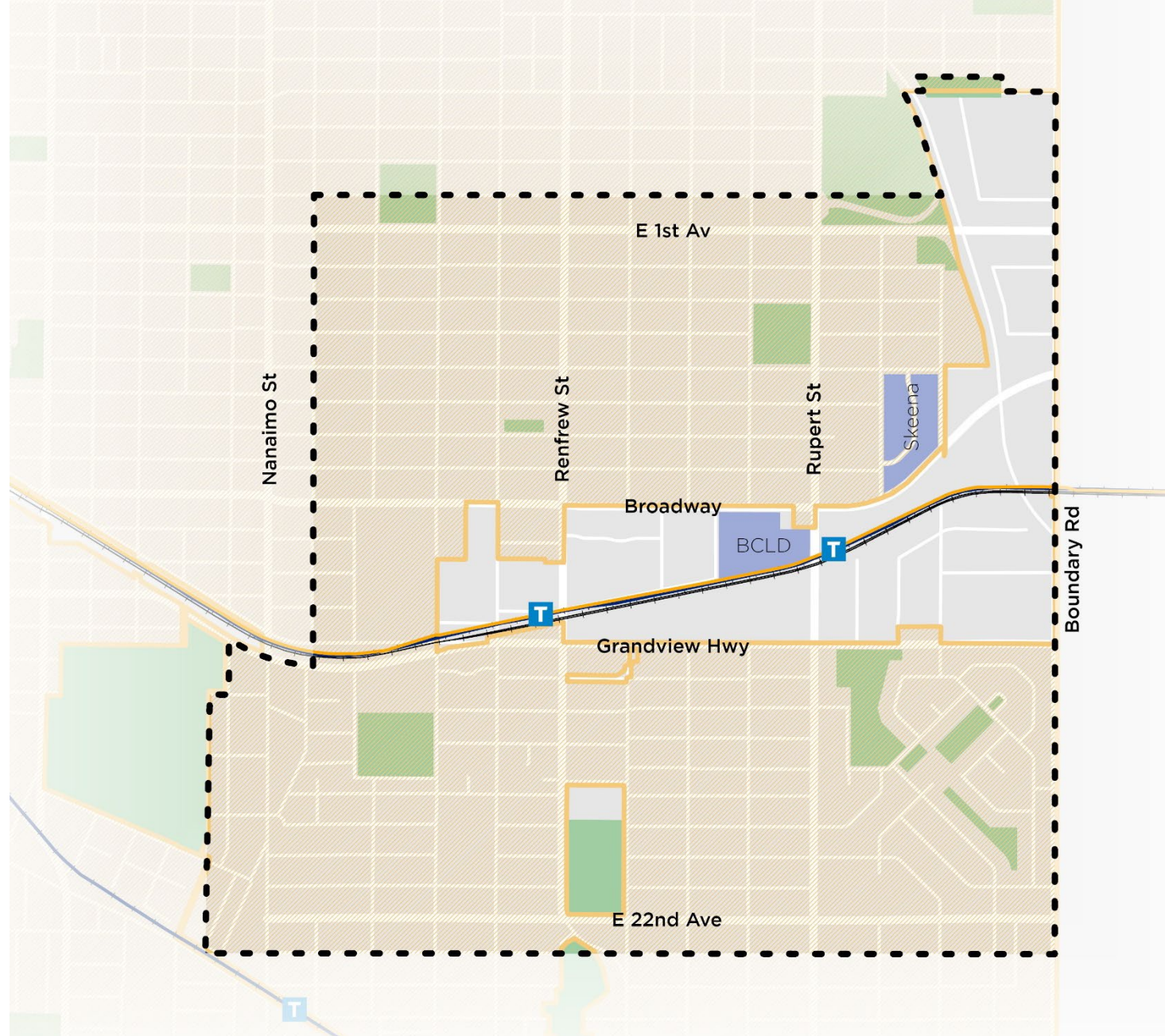
- ELER identified Grandview Boundary as a priority for employment intensification
- 200 ha of capacity for residential in walking distance from stations **outside** of employment lands
- Employment lands to shape plan differently from other station areas around the City



Affordable Housing Opportunities

Allow more housing options to ease housing crisis

- Most existing housing is detached housing
- Opportunity to add local-serving amenities like retail, childcare or public space



Climate Protection

Help advance Climate
Emergency Action Plan





Terms of Reference + Interim Policies

Terms of Reference

A new approach to area planning:

- Build on Vancouver Plan
 - Draft directions and policies for the area plan
 - Opportunity to build on Complete Neighbourhoods engagement
- Acknowledge changing public benefits approach
 - Identify priorities for public benefits, acknowledging future decisions will be city -wide
- Prominent focus on managing water and ecology (Still Creek and flood risk)



Rupert + Renfrew
Station Area Plan

IRP Policy

No rezoning applications may be considered while planning process is underway, except :

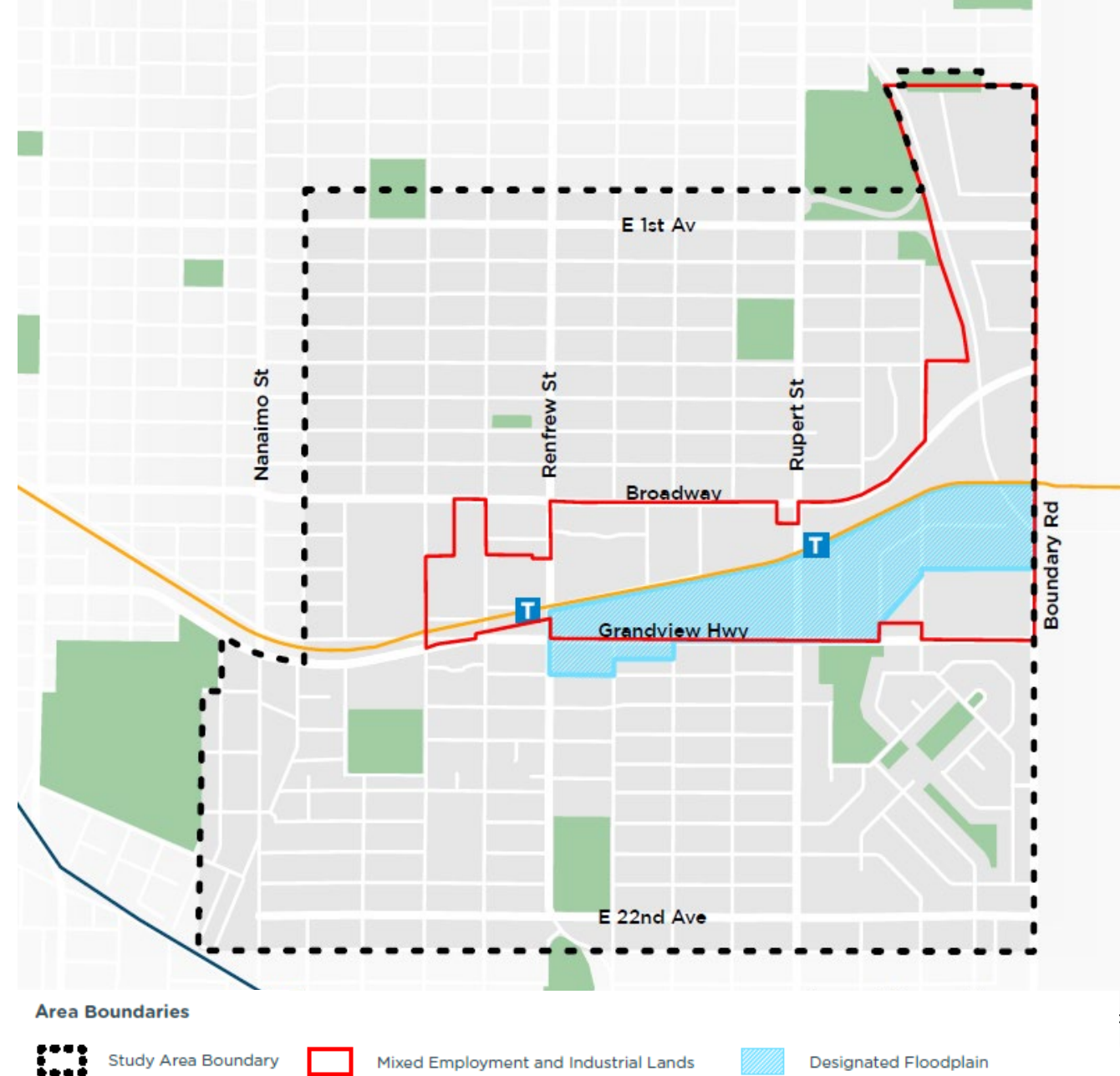
1. Active enquiry or rezoning application
2. Explicit exemption for BCLD and Skeena Terrace sites
3. Housekeeping amendments for CD-1s



IRP Policy

New applications outside of floodplain:

4. 100 % social and supportive housing or Secured Rental Policy projects
5. 100 % non-residential uses within employment lands (new CAC)
6. Public or non-profit institutional, cultural, recreational, utility or public authority use
7. Exceptional circumstances as reported to Council



Consequential Amendments

To mitigate flood risk and ensure consistency with the Interim Rezoning Policy:

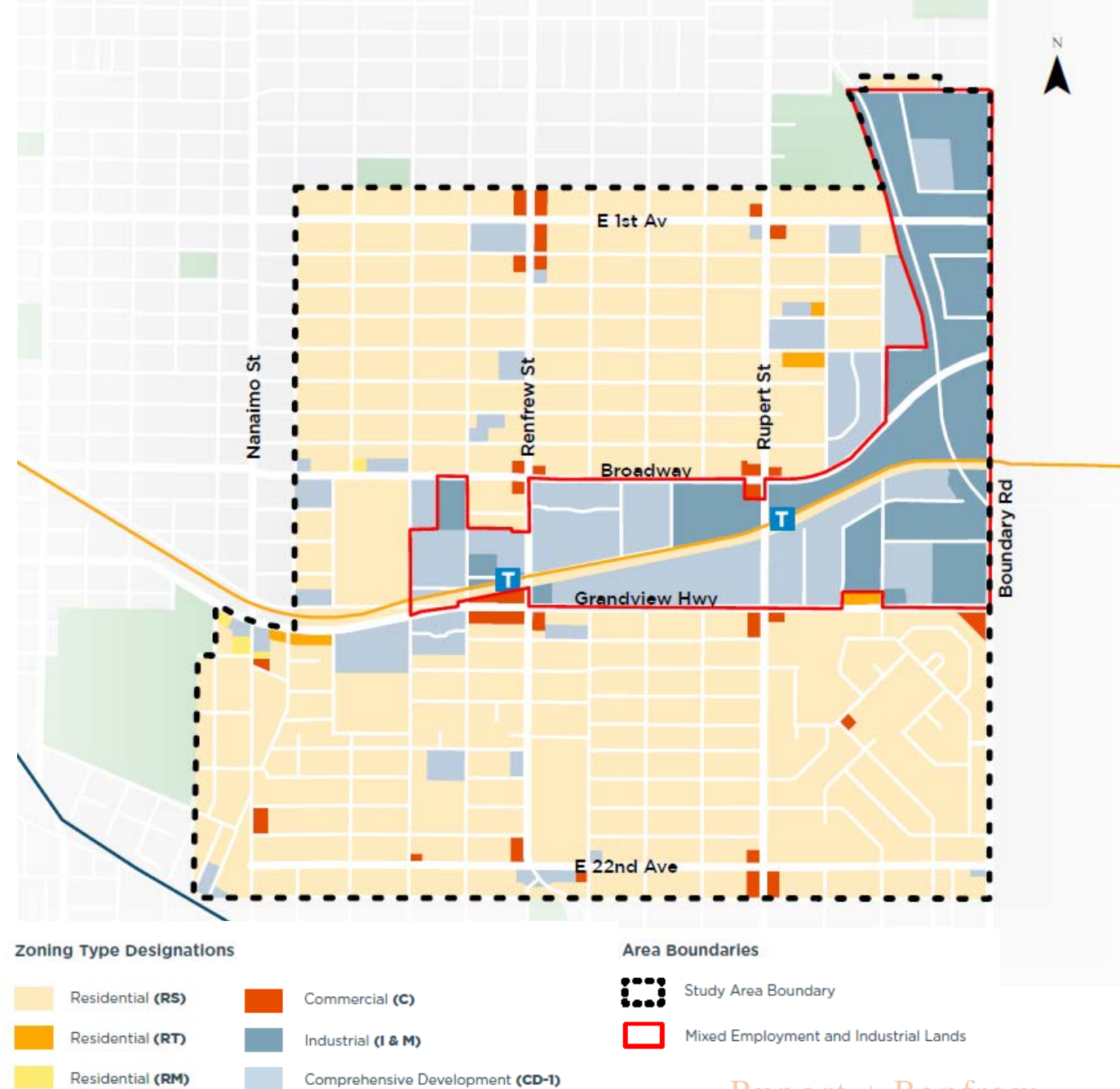
- Amend Grandview Boundary Mixed Employment Area Plan and related guidelines:
 1. Add the Still Creek floodplain to the maps
 2. Add a policy that removes rezoning opportunities within the floodplain (most employment lands South of Millenium Line)
- Amend the Secured Rental Policy
 1. Remove two blocks located within Still Creek Floodplain



Photos: Flooding event at Cornett Rd and Falaise Park

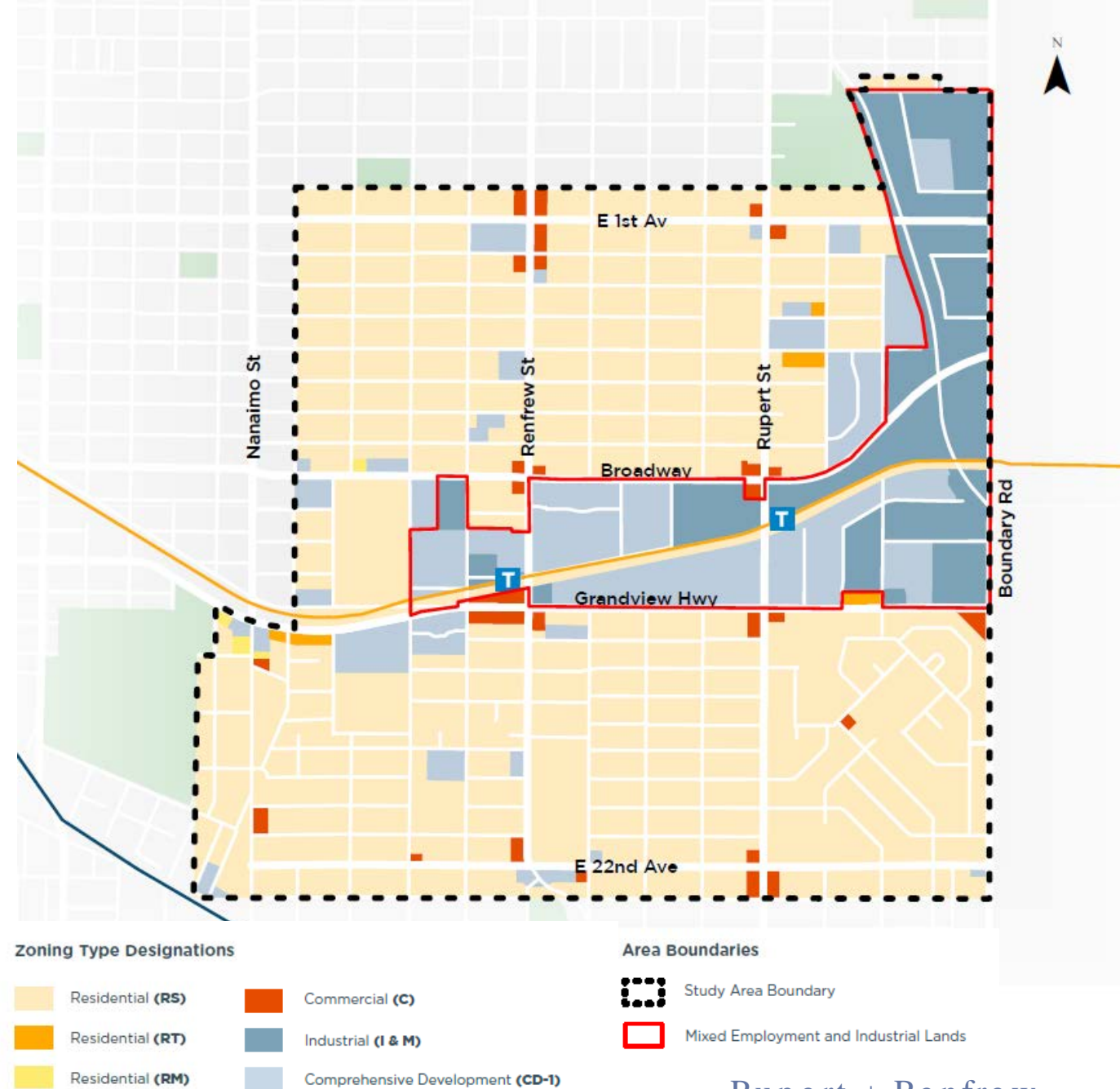
DCE Policy + CAC Policy

- DCE is a placeholder to manage speculation
- Sets land use priorities and anticipated contributions from strata development
- Proposed rates reflect projected economic viability of potential strata opportunities



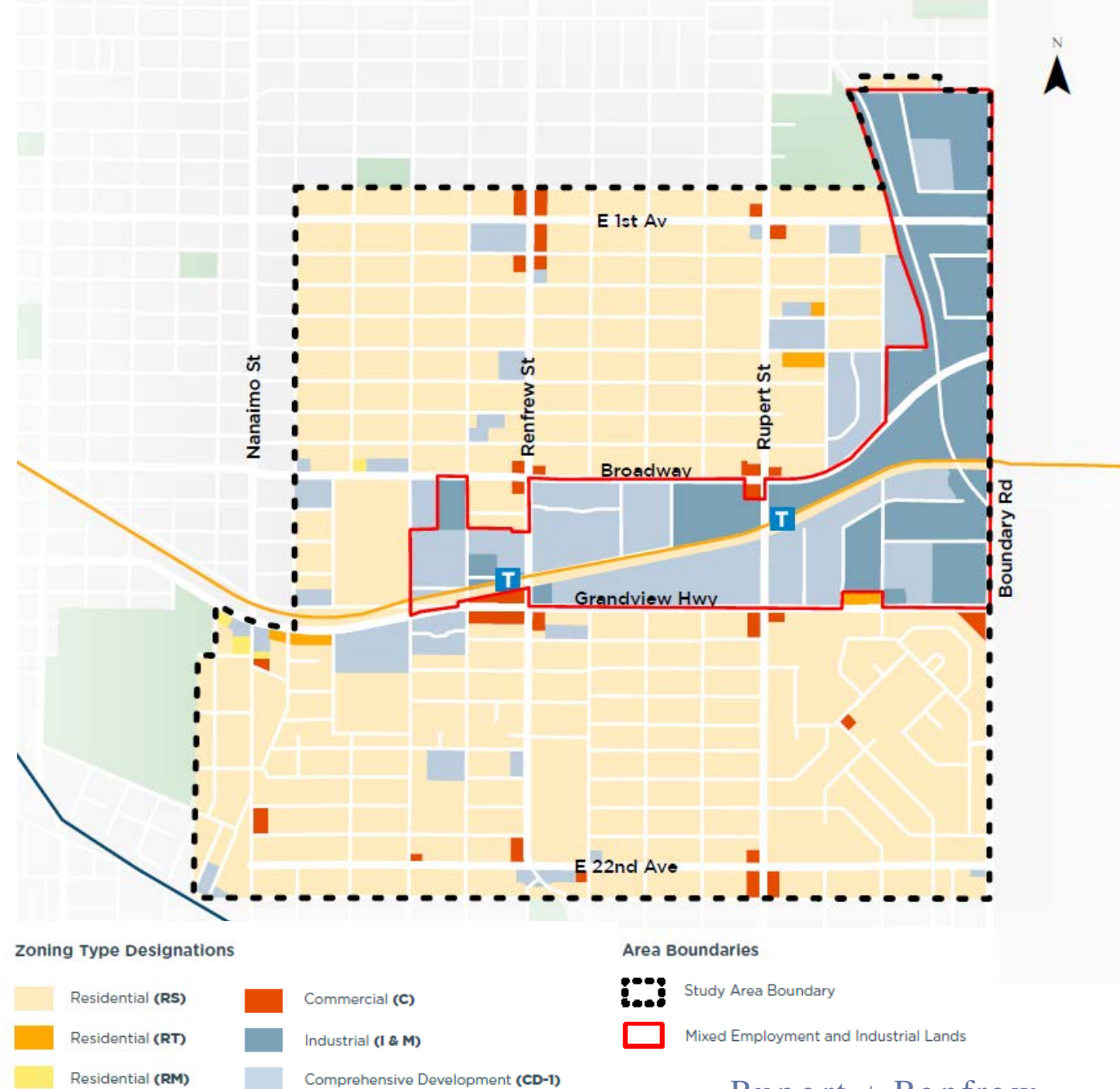
DCE Policy + CAC Policy

- For employment lands, focus on employment use. No residential would be considered
- For residential lands, prioritize purpose-built market rental, below-market rental and non-market housing
- Where the planning process considers residential strata (potentially on some lands zoned C, RS, or RT), DCE policy identifies anticipated rates



DCE Policy + CAC Policy

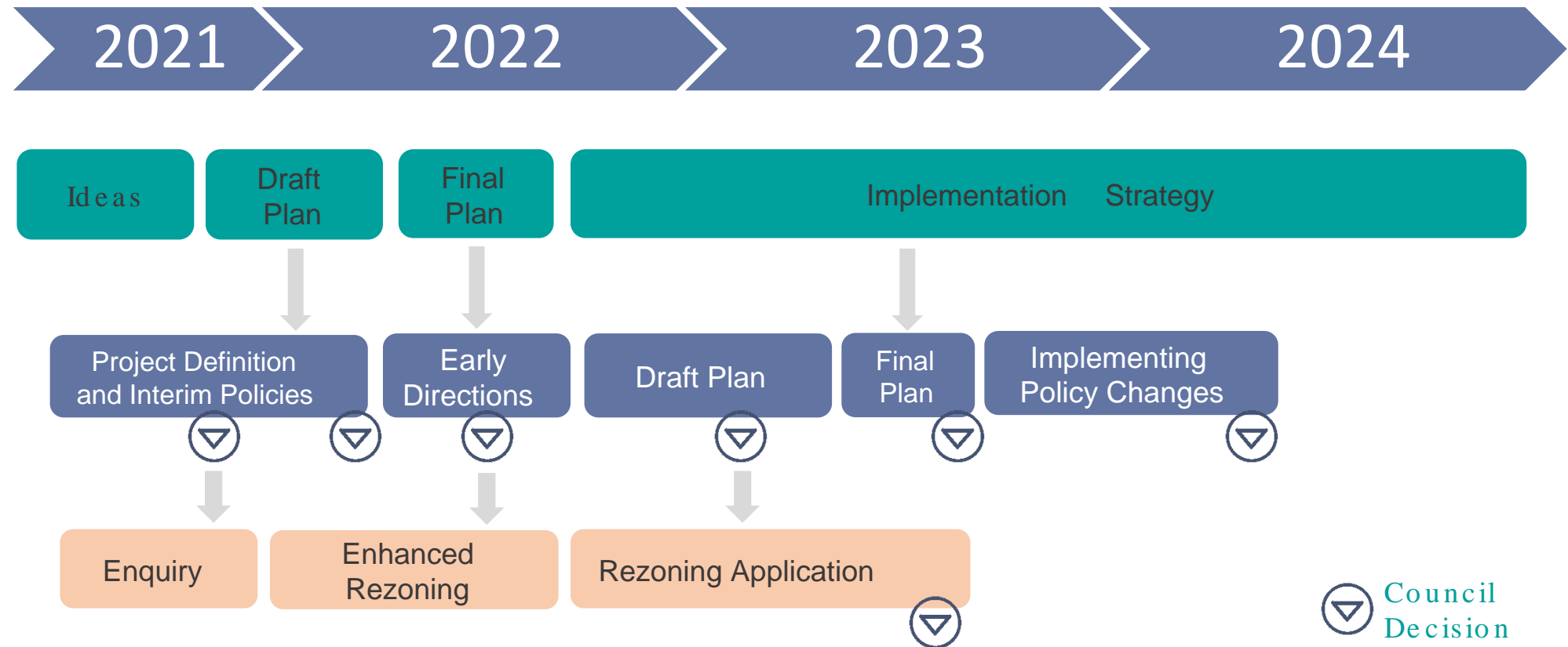
- CAC Policy identifies fixed CAC rates, negotiated processes and exemptions across the City
- Amendment would remove a CAC exemption that applies to some of the employment lands



Rupert Station

Next Steps

Project Timeline



Engagement Considerations

- Early directions will be primarily informed by Vancouver Plan engagement
- Phase 1 of public engagement on the area plan would begin in May
- Phase 2 would occur in late 2022/early 2023 as part of drafting plan
- During Phase 3, additional public input opportunity as part of finalizing the plan in mid-2023



Next Steps

Contingent on Council's support, staff would:

- Implement the interim policies described in the report
- Finalize engagement strategy and begin public engagement
- Report back in July with 'Early Directions', to guide the MSTDC Enhanced Rezoning
- July-October - focus on technical work



Summary of Recommendations:

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Thank You