

2. **Rupert and Renfrew Station Area Plan Implementation - City-Initiated Amendments to the Zoning and Development By-law and Building By-law**

Summary: To amend the Zoning and Development By-law to implement the recently approved Rupert and Renfrew Station Area Plan as follows:

- Increasing housing options through City-initiated rezoning of approximately 200 blocks (2,580 parcels) in the low-rise and village areas of the Plan (see Map 1 titled “Lands Proposed to be Rezoned”) from R1-1 District to R3-1 District:
 - R1-1 District allows for single detached houses, duplexes, laneway houses, character retention projects, and multiplexes, while;
 - R3-1 District also allows for low-rise apartments and mixed-use residential buildings of varied tenures, up to 6-storeys (or 8-storeys if proposing 20% below-market rental or social housing in a transit-oriented area).
- Allowing relaxations for additional building height in I-2 zoned areas within the Still Creek floodplain; and
- Updating landscape setback requirements by:
 - Reducing or removing landscape setback requirements from some parcels and affecting setbacks for lands shown in Map 2;
 - Allowing public amenities or facilities required by the City within a landscape setback; and
 - Clarifying how landscape setbacks will be measured.

To amend the VBBL to establish a Groundwater Protection Area. The Groundwater Protection Area will help ensure that groundwater can continue flowing into Still Creek, protecting the creek’s ecological health. New developments within the Groundwater Protection Area will need to limit underground structures, such as underground parking, and may be subject to additional requirements for building assemblies and drainage systems. The proposed Groundwater Protection Area is shown in the Map 3 titled “Proposed Groundwater Protection Area”.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “Rupert and Renfrew Station Area Plan Implementation - City-Initiated Amendments to the Zoning and Development By-law and Building By-law”, dated October 31, 2025 (“Report”), referred to Public Hearing at the Council Meeting of November 25, 2025.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law and implement the Rupert and Renfrew Station Area Plan, in accordance with Appendix A of the Report, as follows:

- (i) Rezone certain parcels in the Rupert and Renfrew Station Plan area, from R1-1 to R3-1 district;
- (ii) Enable a building height relaxation in the I-2 district, specifically for sites located on the designated Still Creek Flood Plain and impacted by flood construction levels; and
- (iii) Update requirements for Landscape Setbacks in sections 10.7.1 and Schedule C;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law generally in accordance with Appendix A of the Report.

B. THAT Council approve, in principle, amendments to the Building By-law to add the Groundwater Protection Area requirements in accordance with Appendix D of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Building By-law generally in accordance with Appendix D of the Report at the time of enactment of the Zoning and Development By-law amendment in Recommendation A.

C. THAT subject to approval of Recommendation A, Council approve the amendments to the Subdivision By-law to delete properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law generally in accordance with Appendix B of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Subdivision By-law generally in accordance with Appendix B of the Report at the time of enactment of the Zoning and Development By-law amendment in Recommendation A.

D. THAT at the time of enactment of the amendments to the Zoning and Development By-law and the Building By-law, Council approve the amendments to the Rupert and Renfrew Station Area Plan and the Interim Rezoning Policy for Social Housing, and Institutional, Cultural and Recreational Uses in Former Community Visions Areas generally in accordance with Appendix C of the Report.

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