

Rupert and Renfrew Station Area Plan Implementation

Public Hearing

Jan 13, 2026



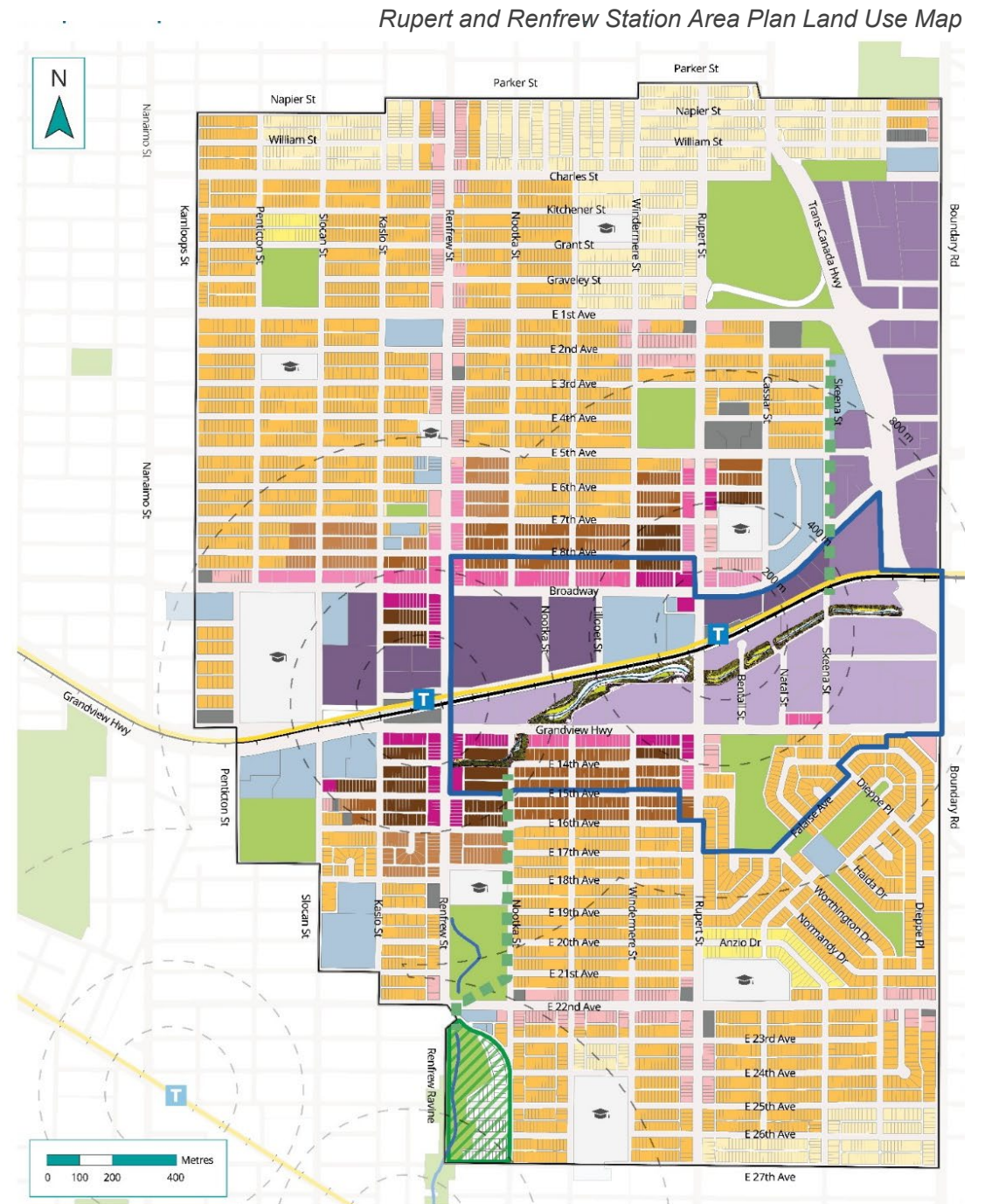
RUPERT + RENFREW
Station Area Plan

 CITY OF
VANCOUVER

Background

- Rupert and Renfrew Station Area Plan approved by Council on July 8, 2025

- Mixed-Use Residential - High-Rise**
- Rapid Transit Area A (29-45 storeys)
 - Rapid Transit Area B (22-40 storeys)
 - Rapid Transit Area C (22-26 storeys)
- Residential - High-Rise**
- Rapid Transit Area A (29-45 storeys)
 - Rapid Transit Area B (22-40 storeys)
 - Rapid Transit Area C (22-26 storeys)
- Mixed-Use Residential - Low-Rise**
- Mixed-Use Residential - Low-Rise (Up to 6 storeys)
- Residential - Low-Rise**
- Residential - Low-Rise (Up to 8 storeys)
 - Residential - Low-Rise (Up to 4 storeys)
- Residential - Multiplex**
- Residential - Multiplex (Up to 3 storeys)
- Employment Lands**
- Campus Mixed-Employment
 - Floodplain Industrial
 - Still Creek Mixed-Employment
- Unique Sites**
- Large or Special Site
- Variable Sites**
- Variable Site



Background

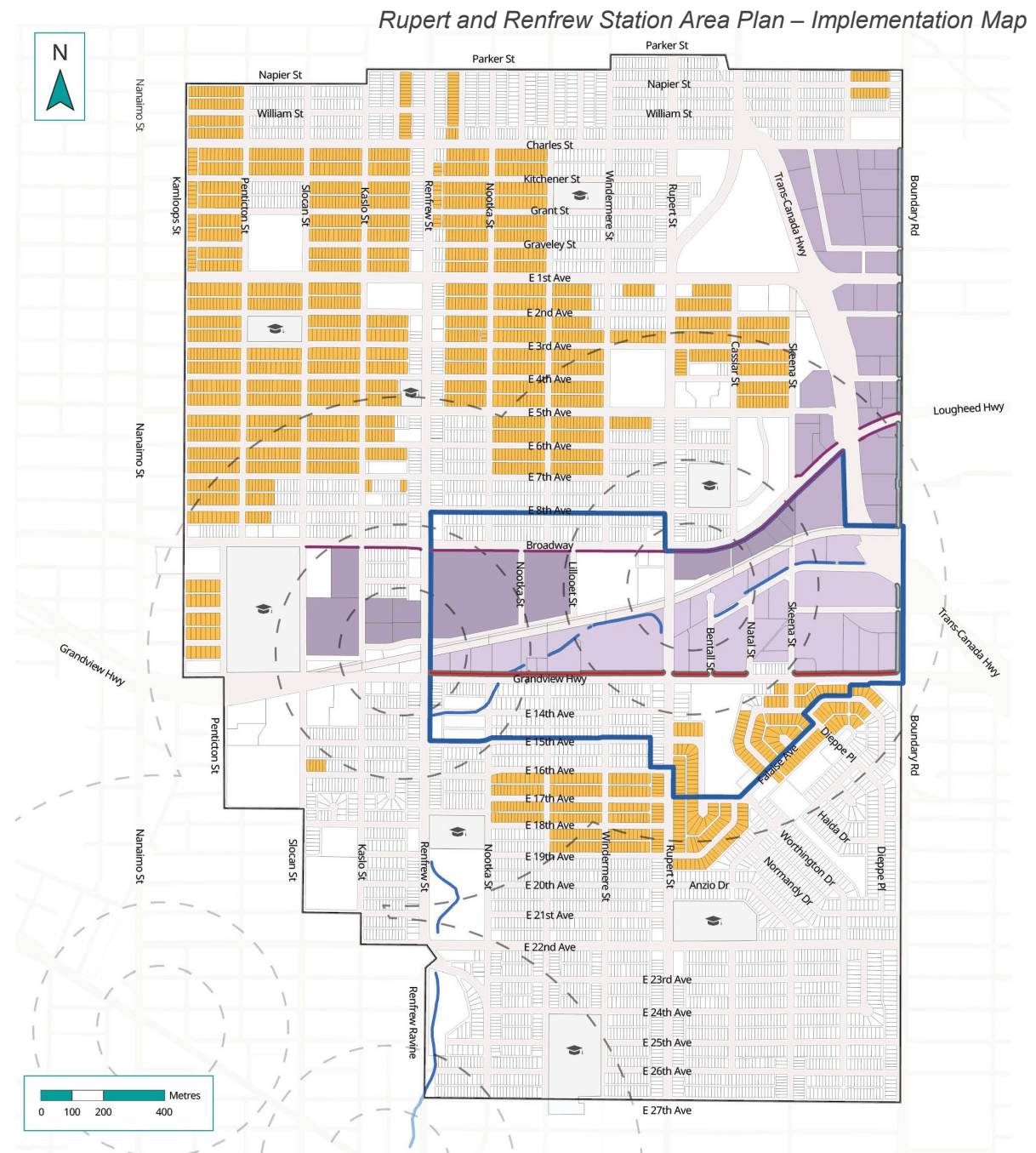
- Implementation report referred to Public Hearing on November 25:
 - R3-1 City-initiated rezoning in low-rise areas
 - Establish a Groundwater Protection Area
 - Add height flexibility for I-2 sites in floodplain
 - Reduce and clarify application of Landscape Setbacks on the employment lands

Landscape Setback For Arterials

- 6.5m
- 5.5m
- 4m

Employment Lands

- Campus Mixed-Employment
- Floodplain Industrial
- Still Creek Mixed-Employment
- R1-1 to R3-1
- Groundwater Protection Area
- TOA Catchment
- Still Creek





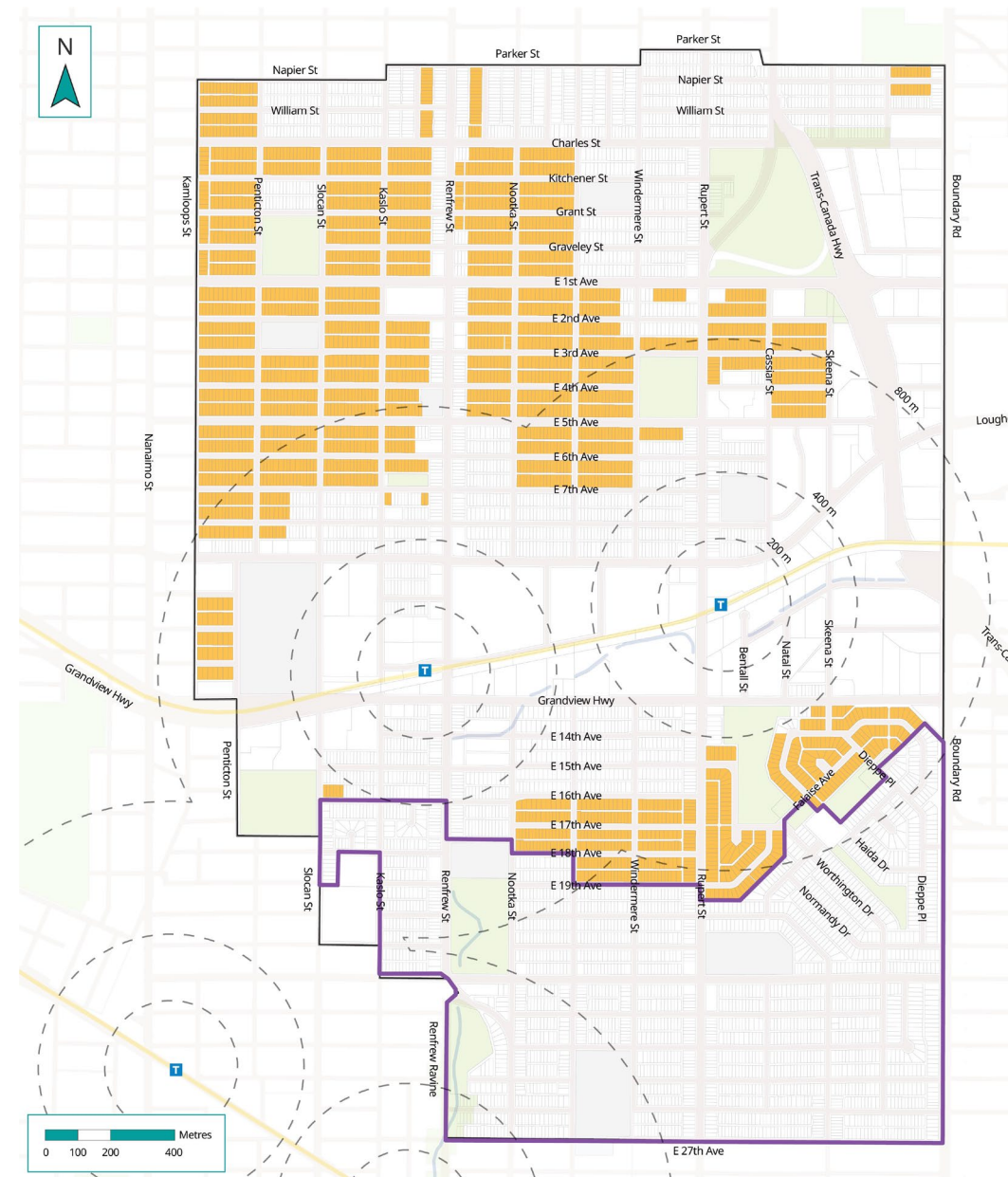
City-initiated rezoning to R3-1

City-initiated Rezoning to R3-1

Objectives

- Streamline delivery and increase housing options in the low-rise and Village areas

City-Initiated Rezoning from R1-1 to R3-1

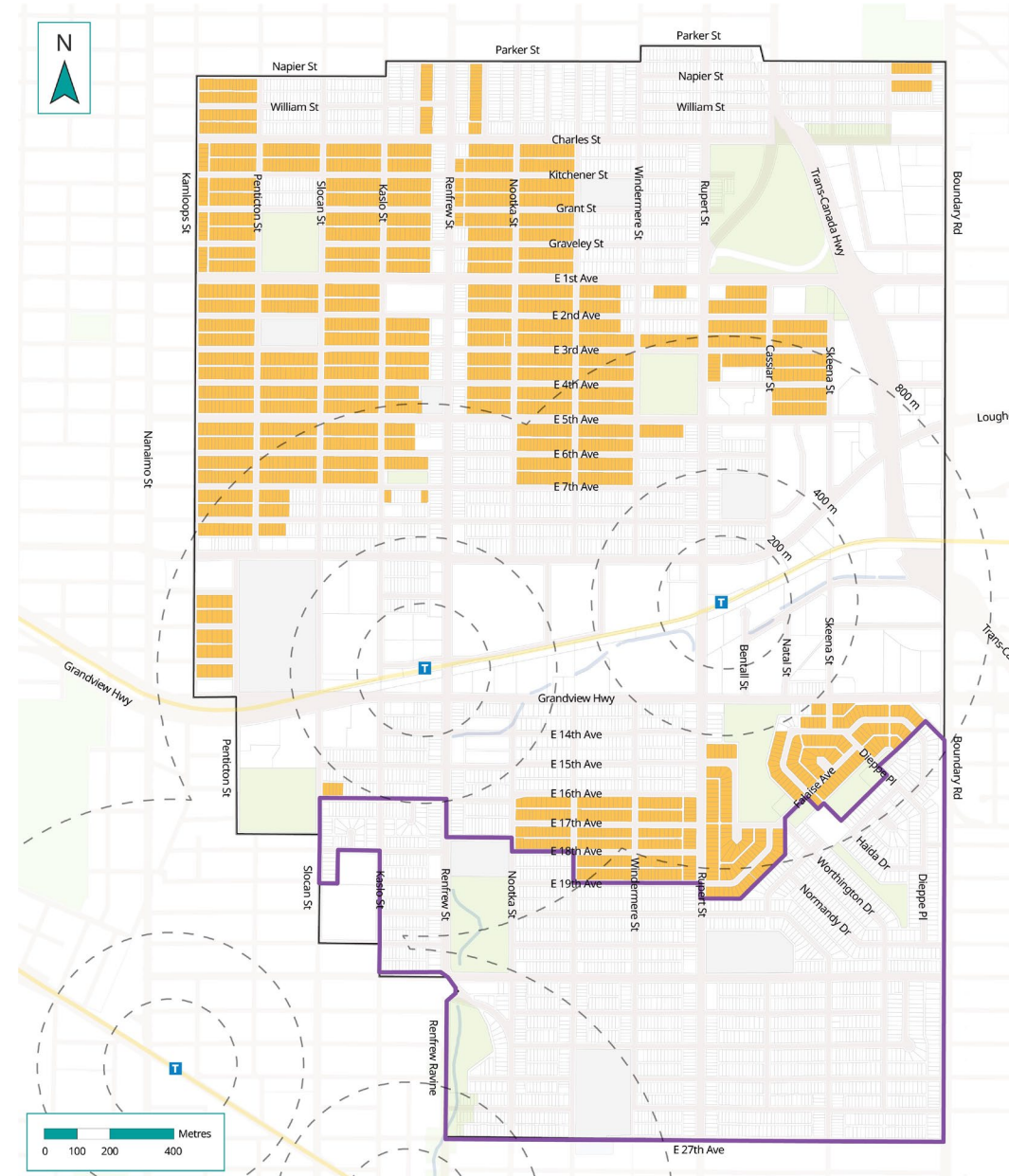


City-initiated Rezoning to R3-1

Recommendation

- Rezone the low-rise and Village areas (shown in orange on the map) from R1-1 to R3-1 District
- Coverage:
 - Approx. 2,500 lots
 - Majority of sites are off-arterial
- Future phase: Fire Flow Area

City-Initiated Rezoning from R1-1 to R3-1



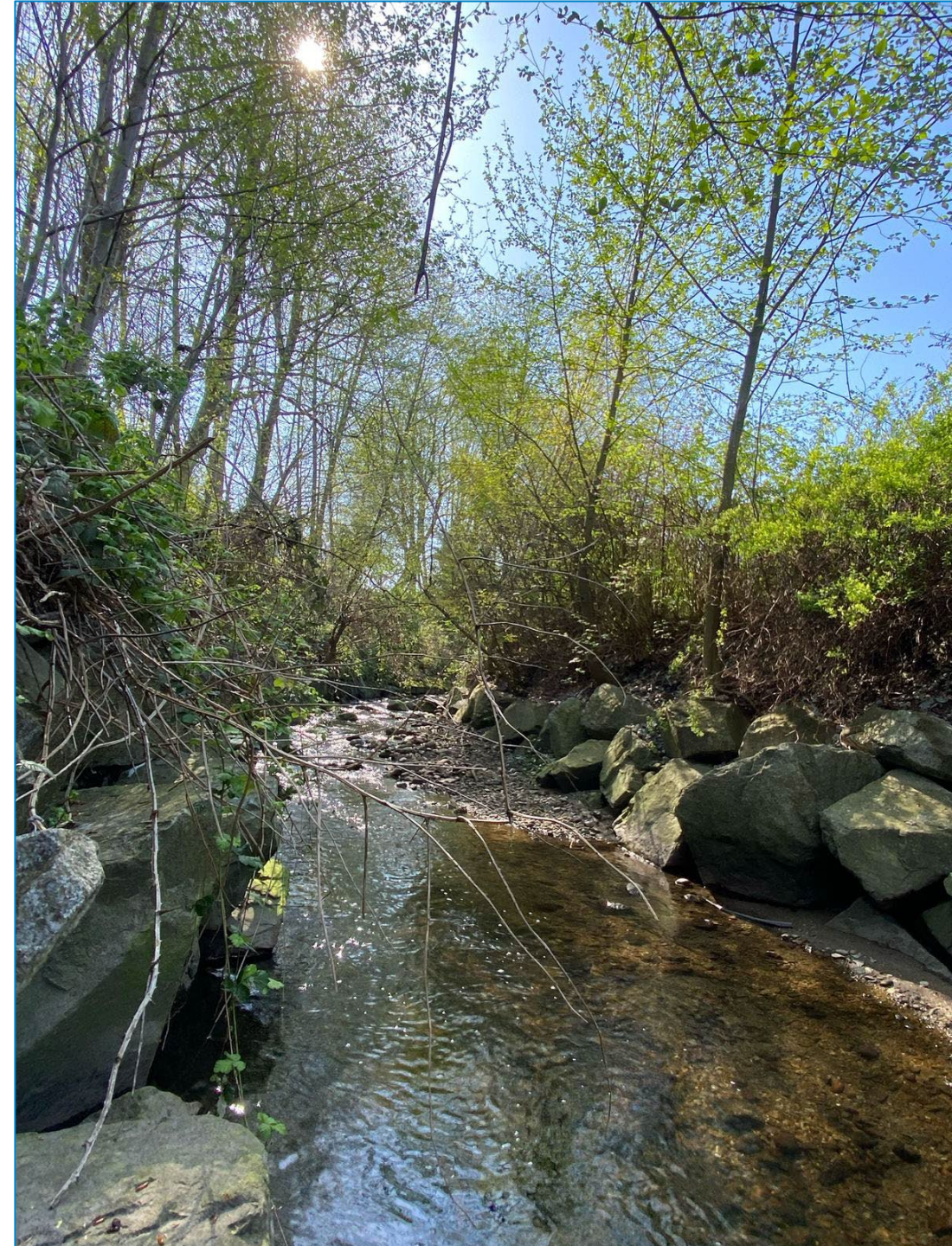


Groundwater Protection Area

Groundwater Protection Area

Objectives

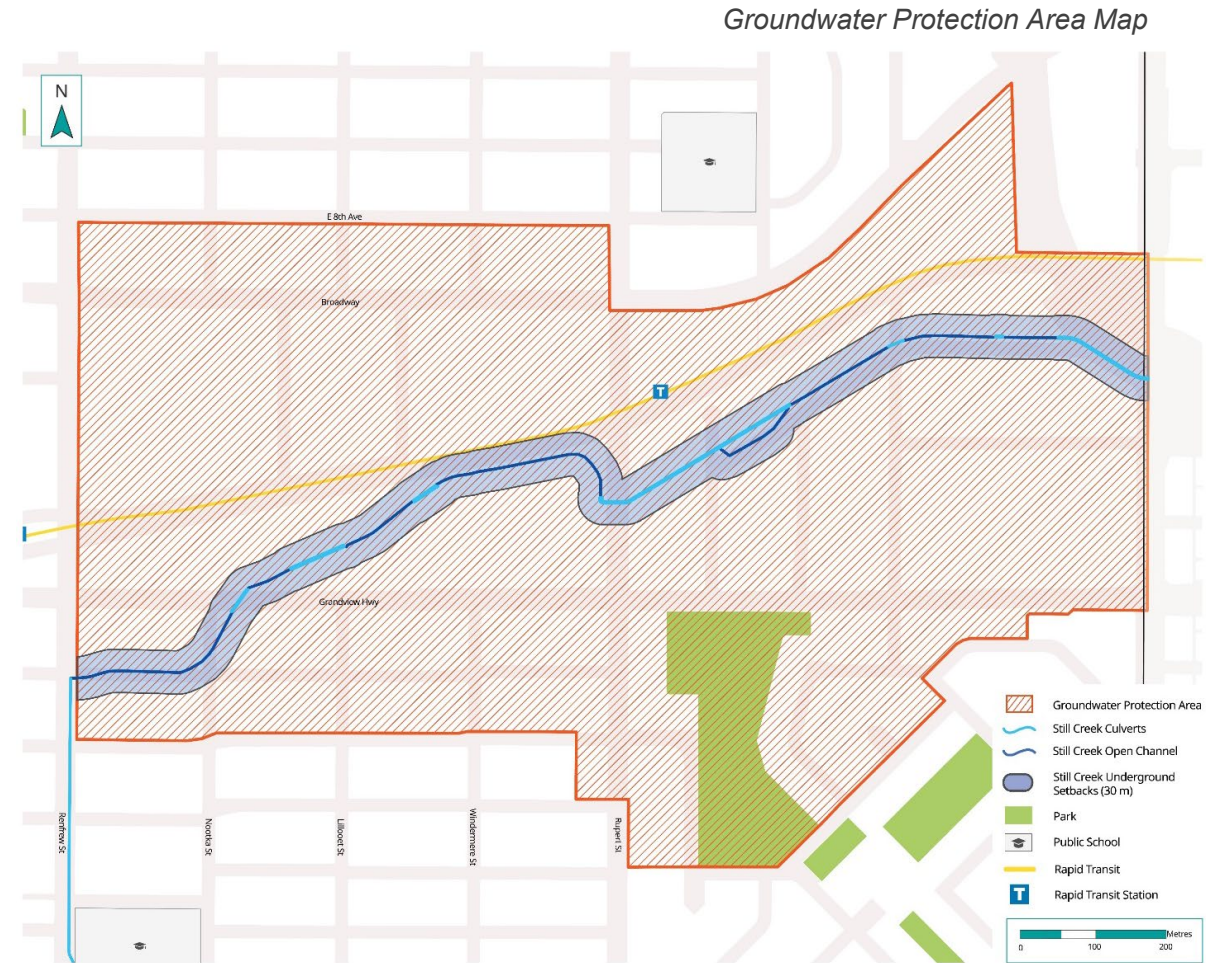
- Protect Still Creek (fish habitat) by ensuring groundwater can still reach the creek; and
- Reduce groundwater flows into City storm sewers



Groundwater Protection Area

Recommendations

- Update and strengthen Plan policy requirements by implementing through VBBL:
 - Within 30 metres of Still Creek, underground structures (e.g. parkades, basements) prohibited
 - Beyond 30 metres from Still Creek, underground parking may be included if:
 - Occupiable areas (usually parking) are not to exceed 6.5 metres below grade; and
 - Underground portions of building are waterproofed/tanked





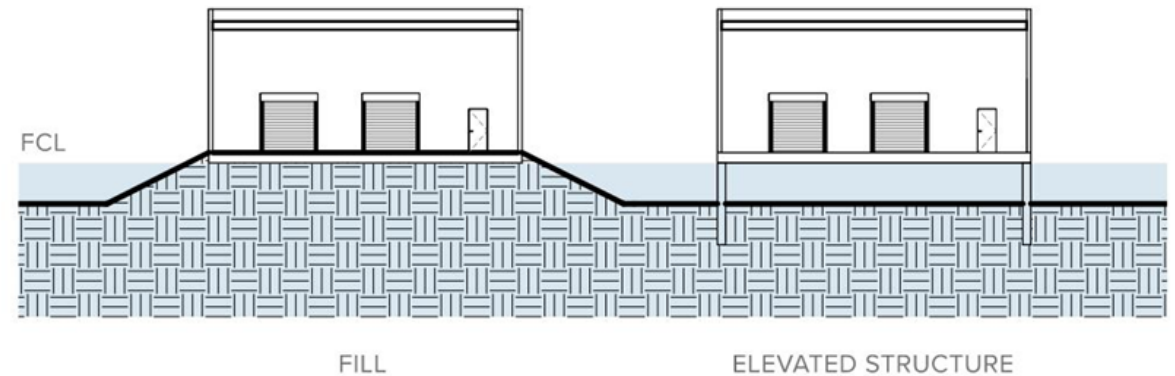
Height Flexibility for Employment Lands

Height Flexibility for Employment Lands

Objectives

- Support development viability by enabling additional building height in Still Creek Floodplain to achieve Flood Construction Levels (FCL)

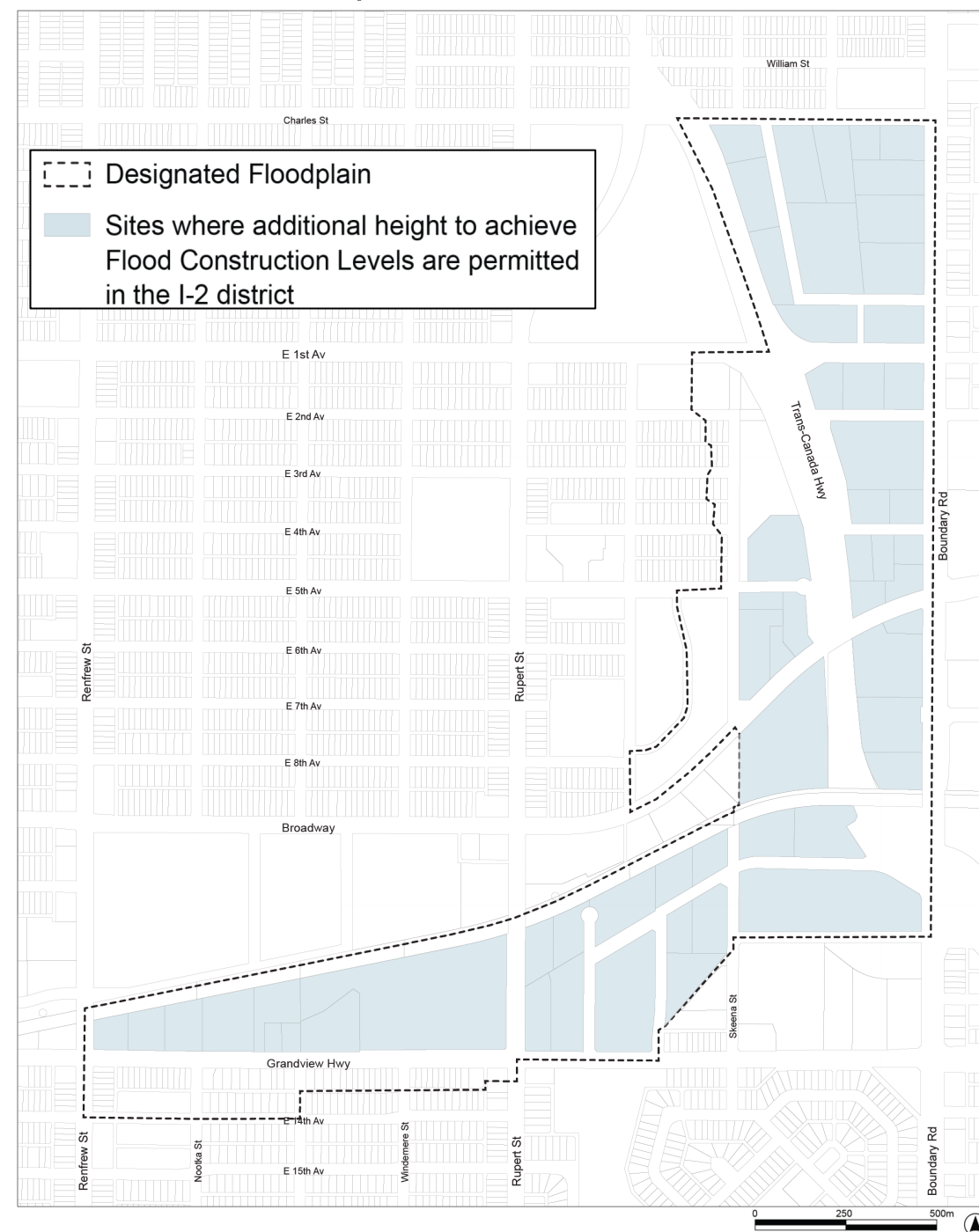
Common Ways to Achieve Flood Construction Level Requirements

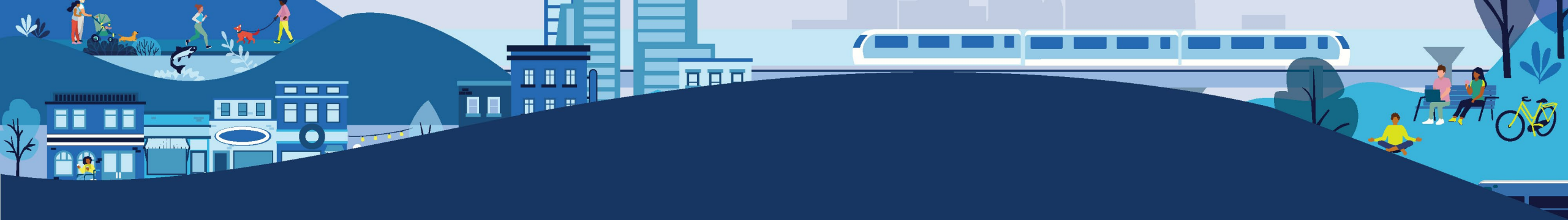


Height Flexibility for Employment Lands

Recommendations

- Enable Director of Planning to provide additional building height of +3.5m to achieve FCLs for all I-2 sites in the Still Creek floodplain; and
- Reflect the additional height relaxation in I-2 District Schedule





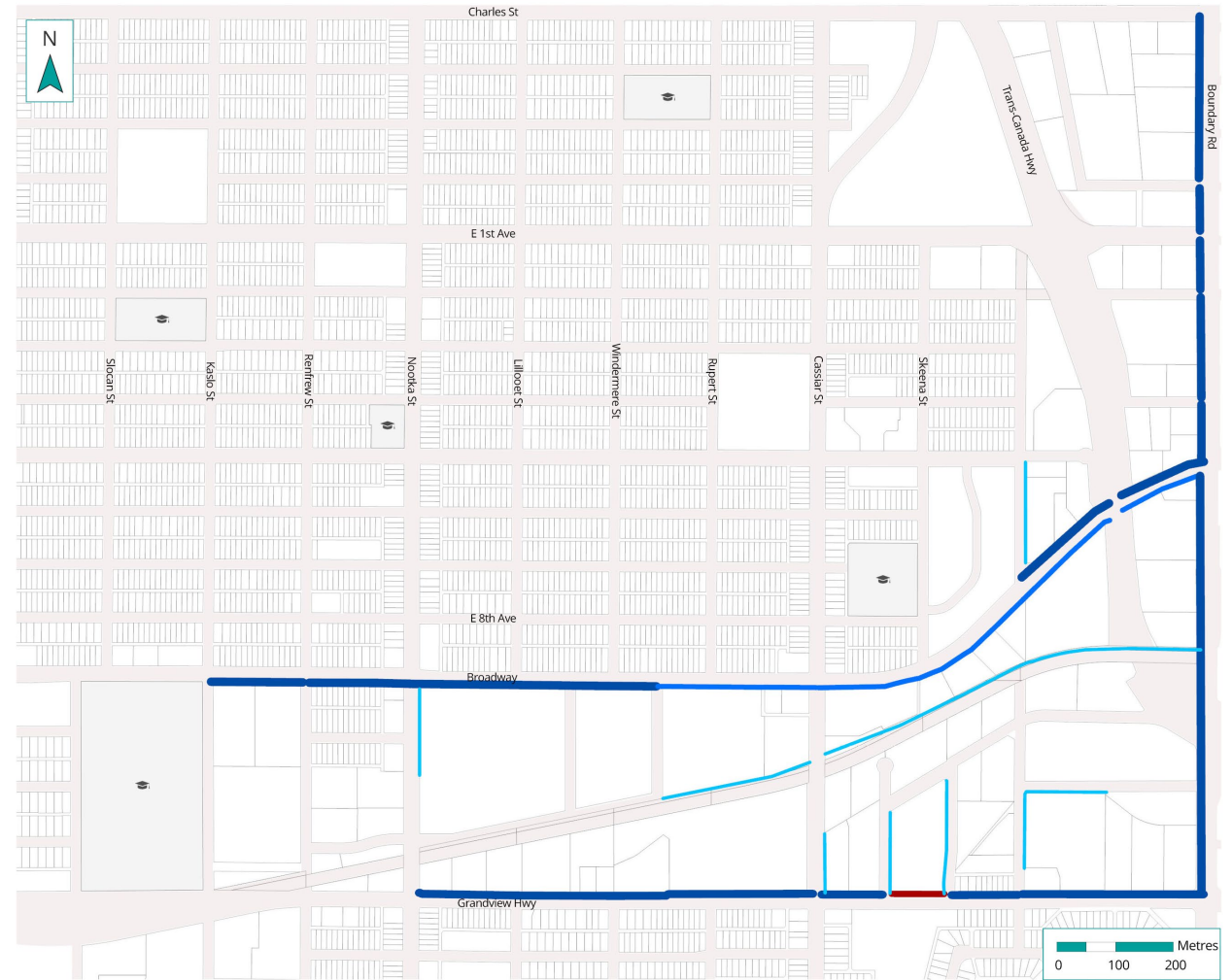
Landscape Setbacks

Landscape Setbacks: Objectives

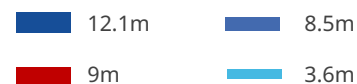
Objectives

- Improve development viability on the employment lands;
- Provide more flexibility to deliver City infrastructure within landscape setbacks; and
- Streamline permit process

Current Landscape Setbacks



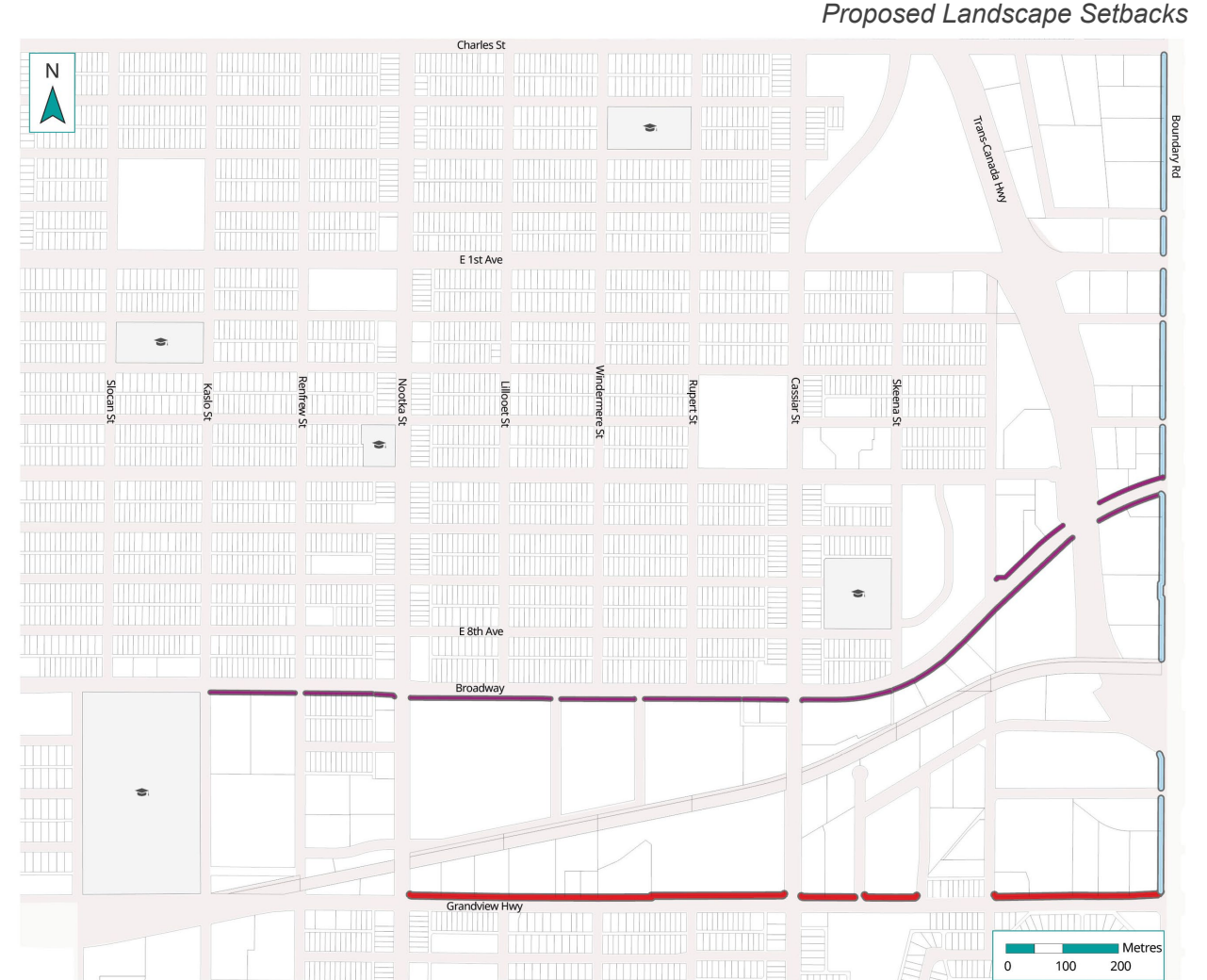
Landscape Setbacks



Landscape Setbacks: Bylaw Amendments

Recommendations

- Reduce setbacks on most arterials and remove setbacks on 'local streets';
- Explicitly enable City infrastructure (public amenities, facilities or utilities) within landscape setbacks; and
- Clarify where landscape setbacks should be measured from – “ultimate property line”



Landscape Setbacks

- 6.5m (Grandview)
- 5.5m (Boundary Road)
- 4m (Broadway/Lougheed)



Consequential Amendments

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- Rupert and Renfrew Station Area Plan will be updated to reflect these amendments and minor additional clarifications





Thank You!