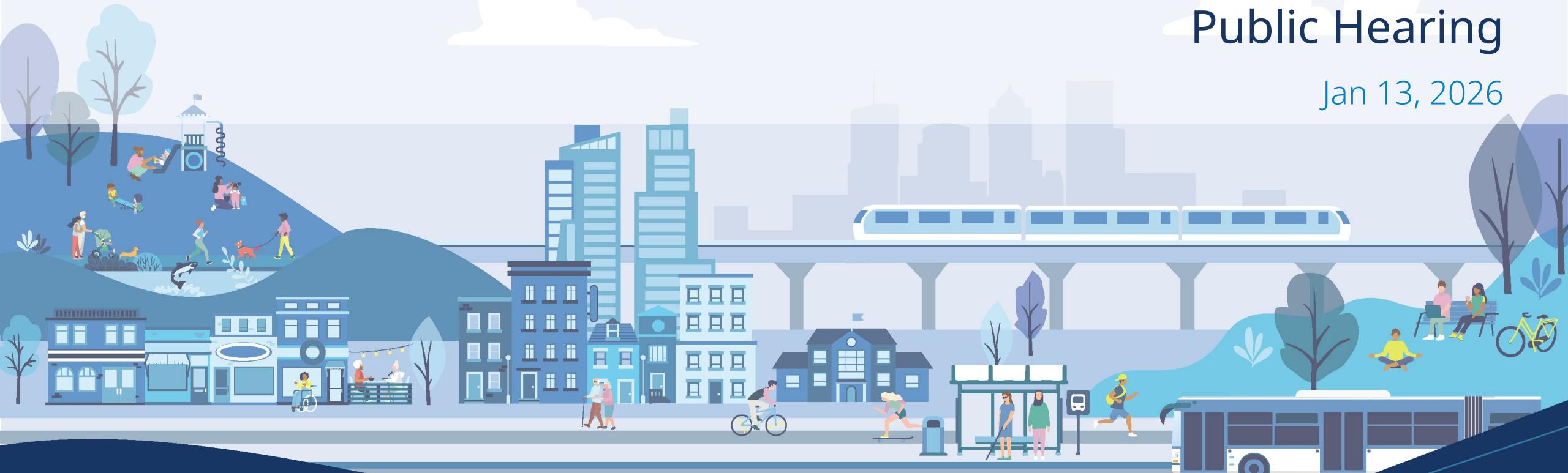


# Rupert and Renfrew Station Area Plan Implementation

Public Hearing

Jan 13, 2026



**RUPERT + RENFREW**  
Station Area Plan

CITY OF  
VANCOUVER

# Background

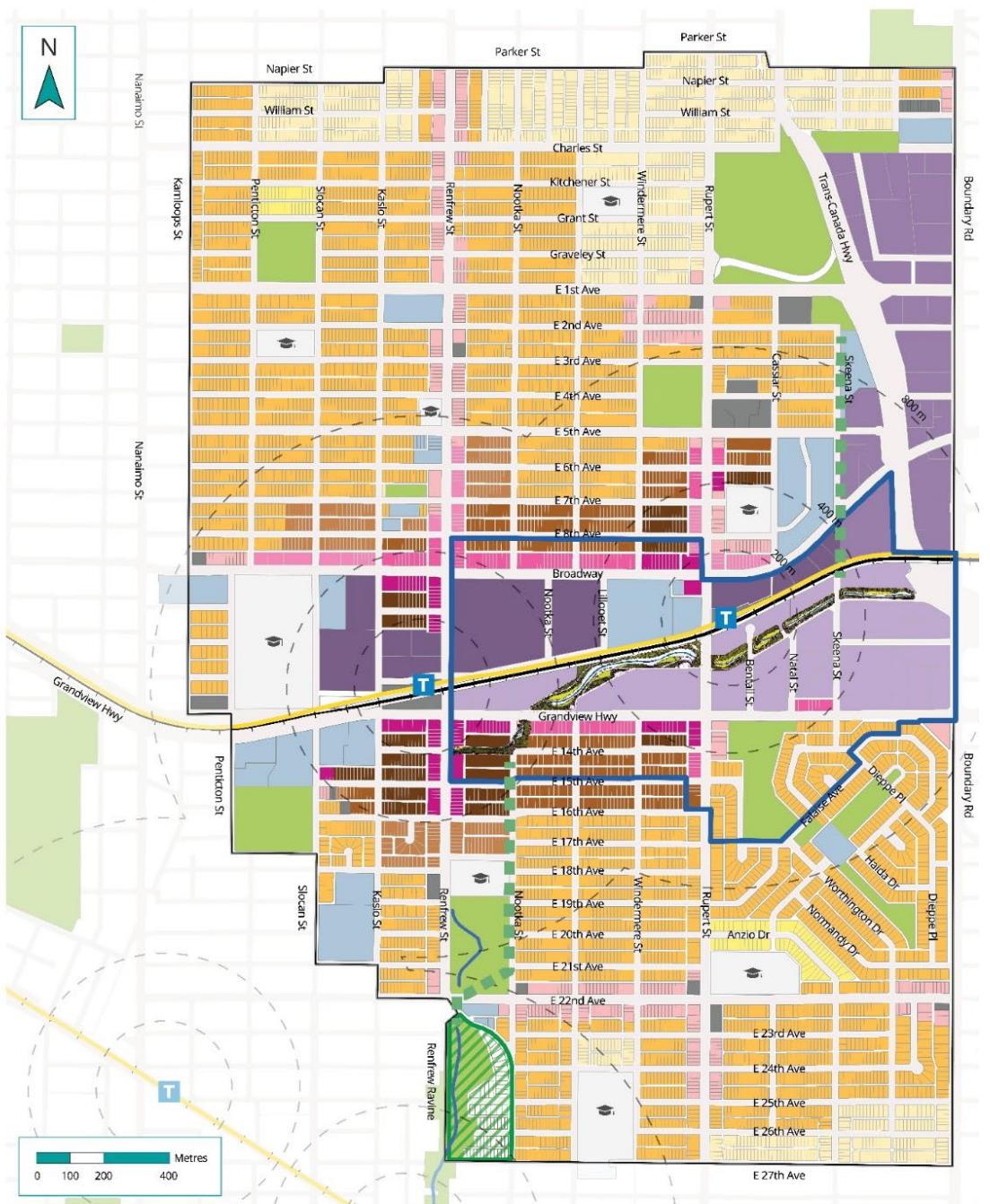
- Rupert and Renfrew Station Area Plan approved by Council on July 8, 2025

# RUPERT + RENFREW

## Station Area Plan



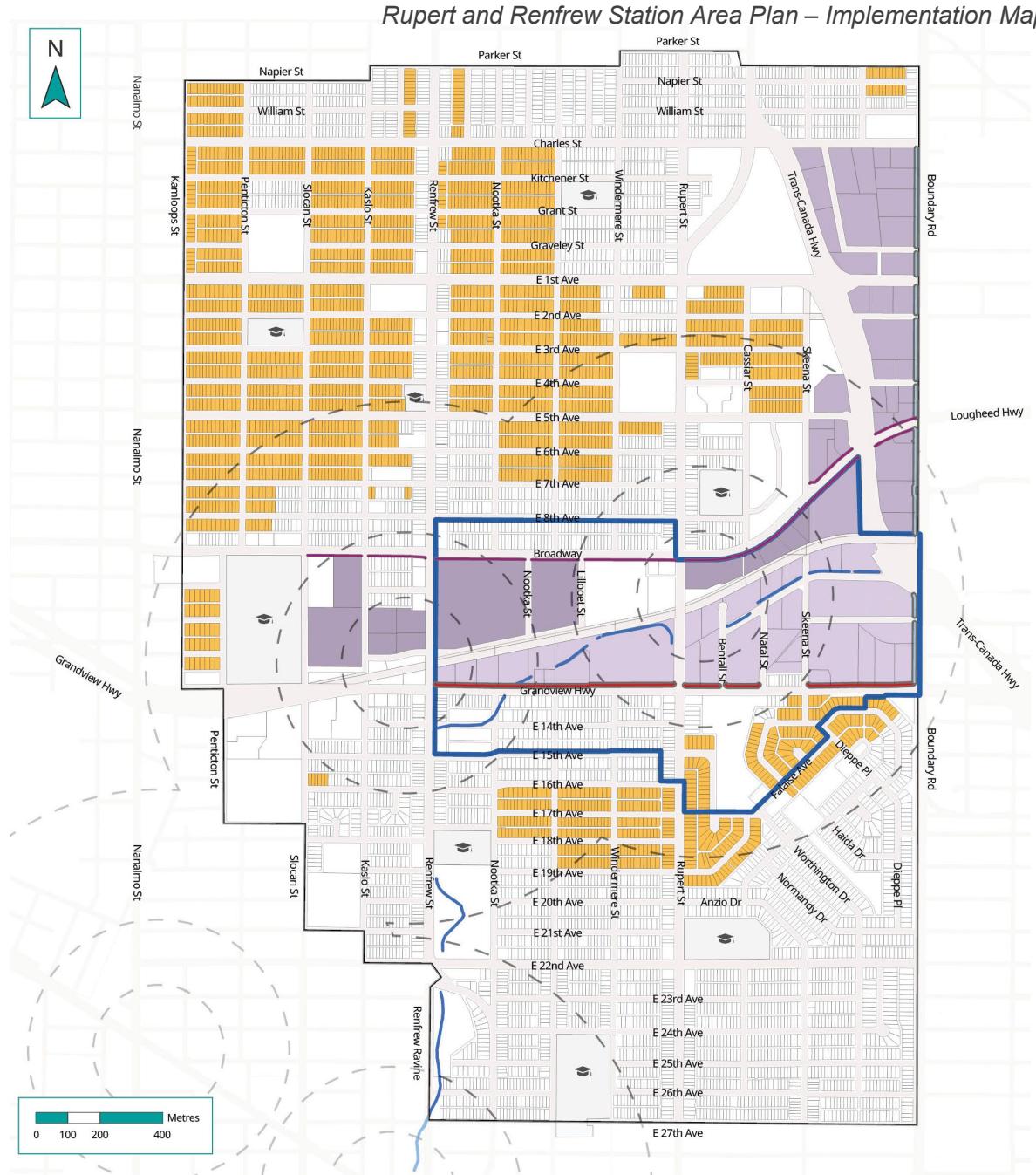
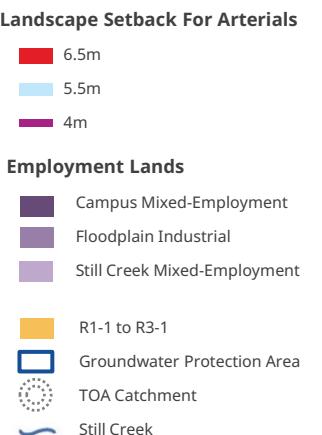
## Rupert and Renfrew Station Area Plan Land Use Map



# 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

## RUPERT + RENFREW Station Area Plan





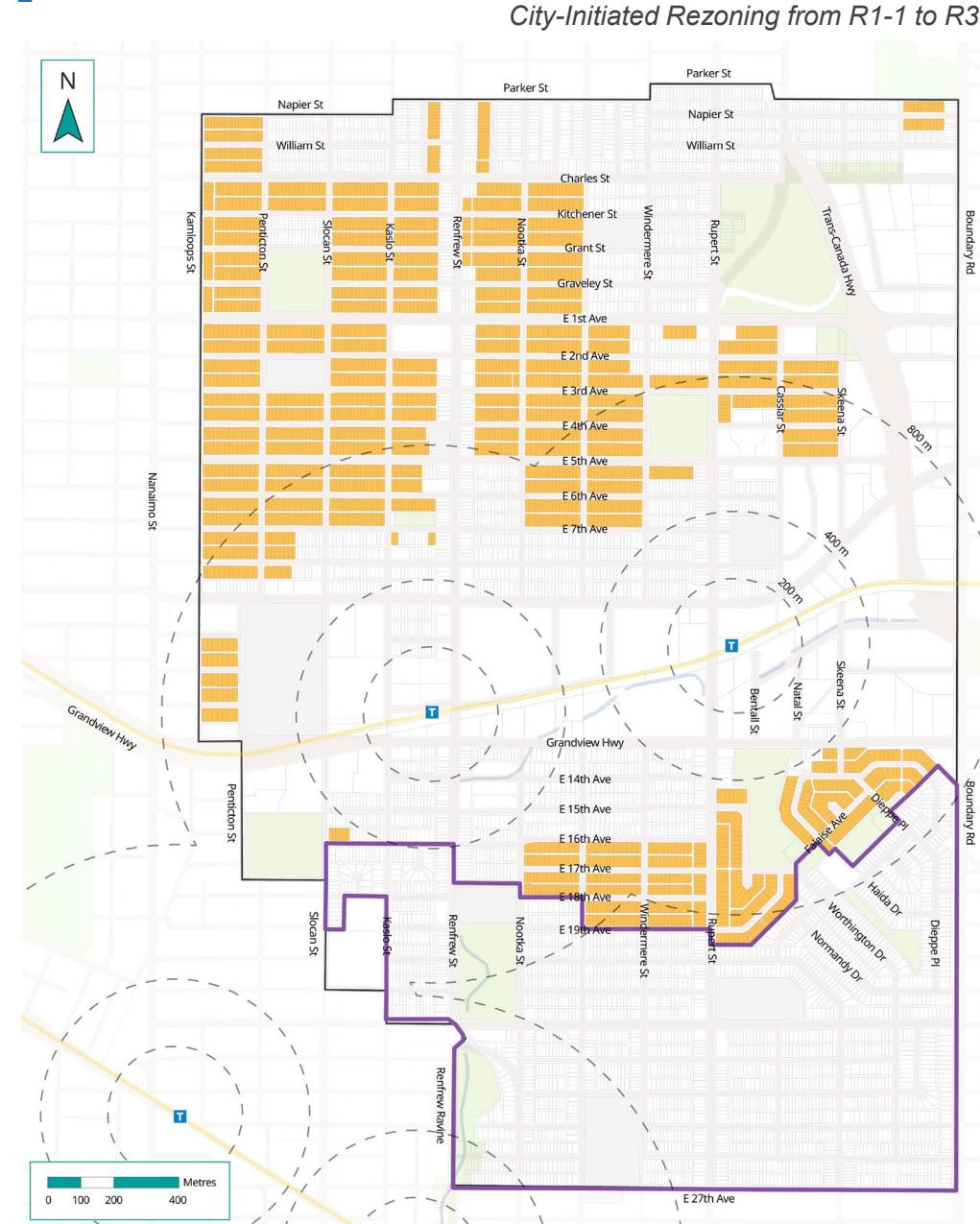
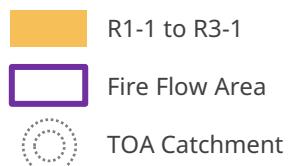
# City-initiated rezoning to R3-1

# City-initiated Rezoning to R3-1

## Objectives

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

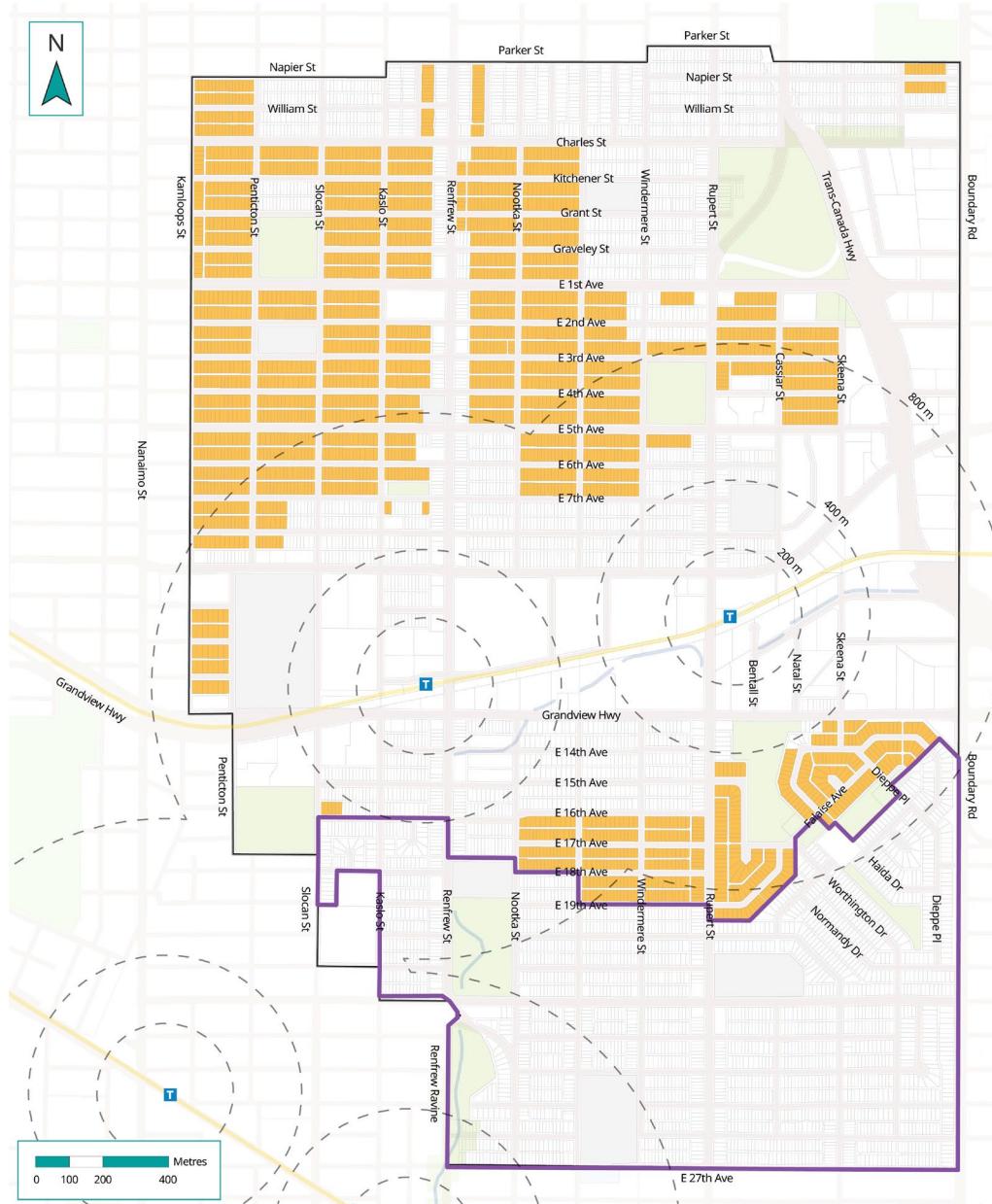
## RUPERT + RENFREW Station Area Plan



# 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



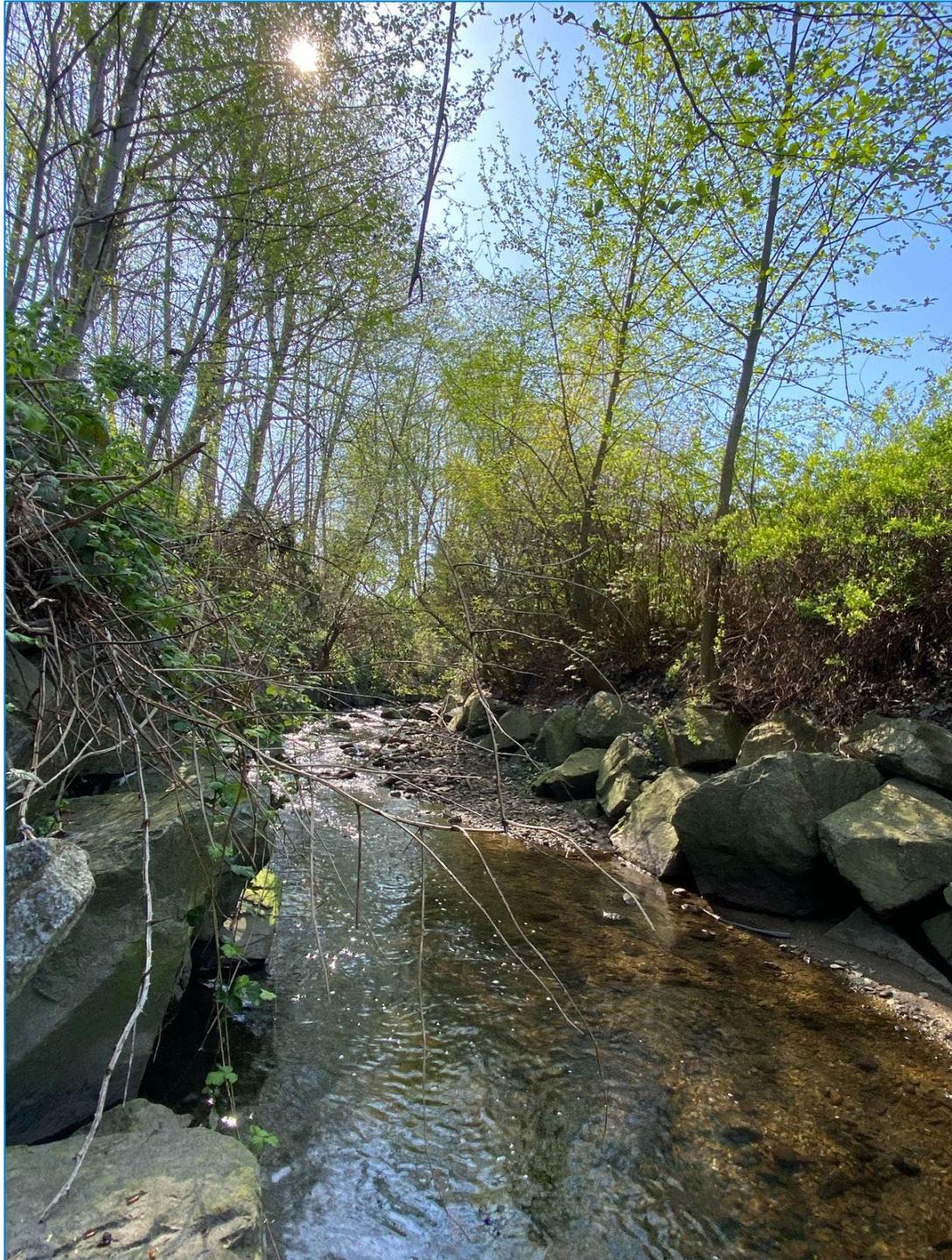


# Groundwater Protection Area

# Groundwater Protection Area

## Objectives

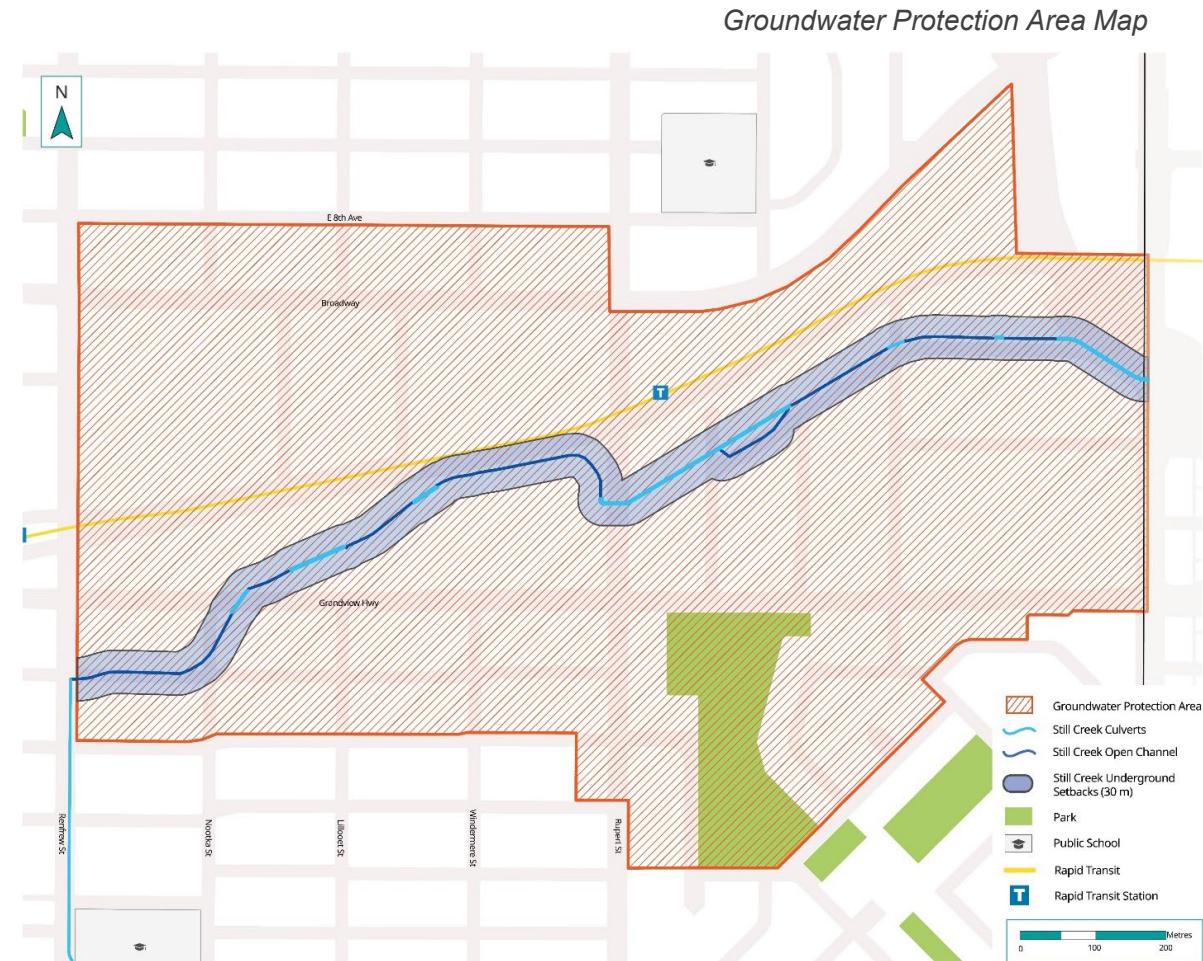
- Protect Still Creek (fish habitat) by ensuring groundwater can still reach the creek; and
- Reduce groundwater flows into City storm sewers



# 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





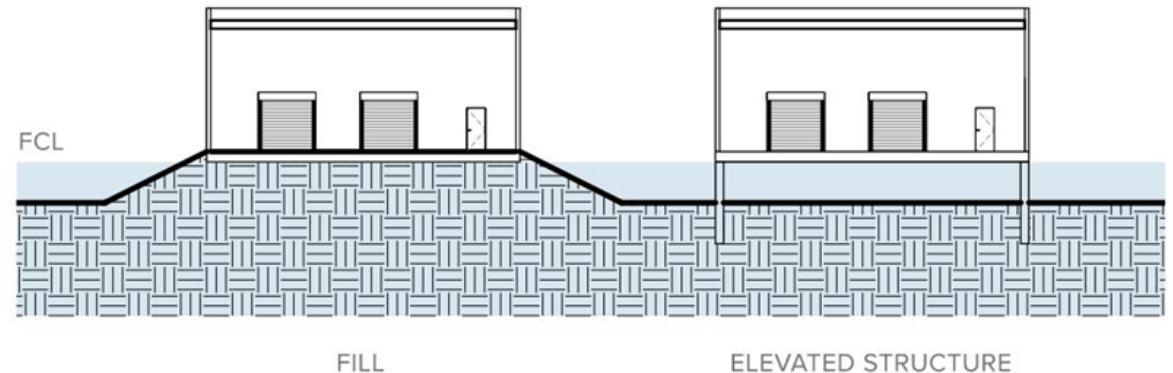
# Height Flexibility for Employment Lands

# Height Flexibility for Employment Lands

## Objectives

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

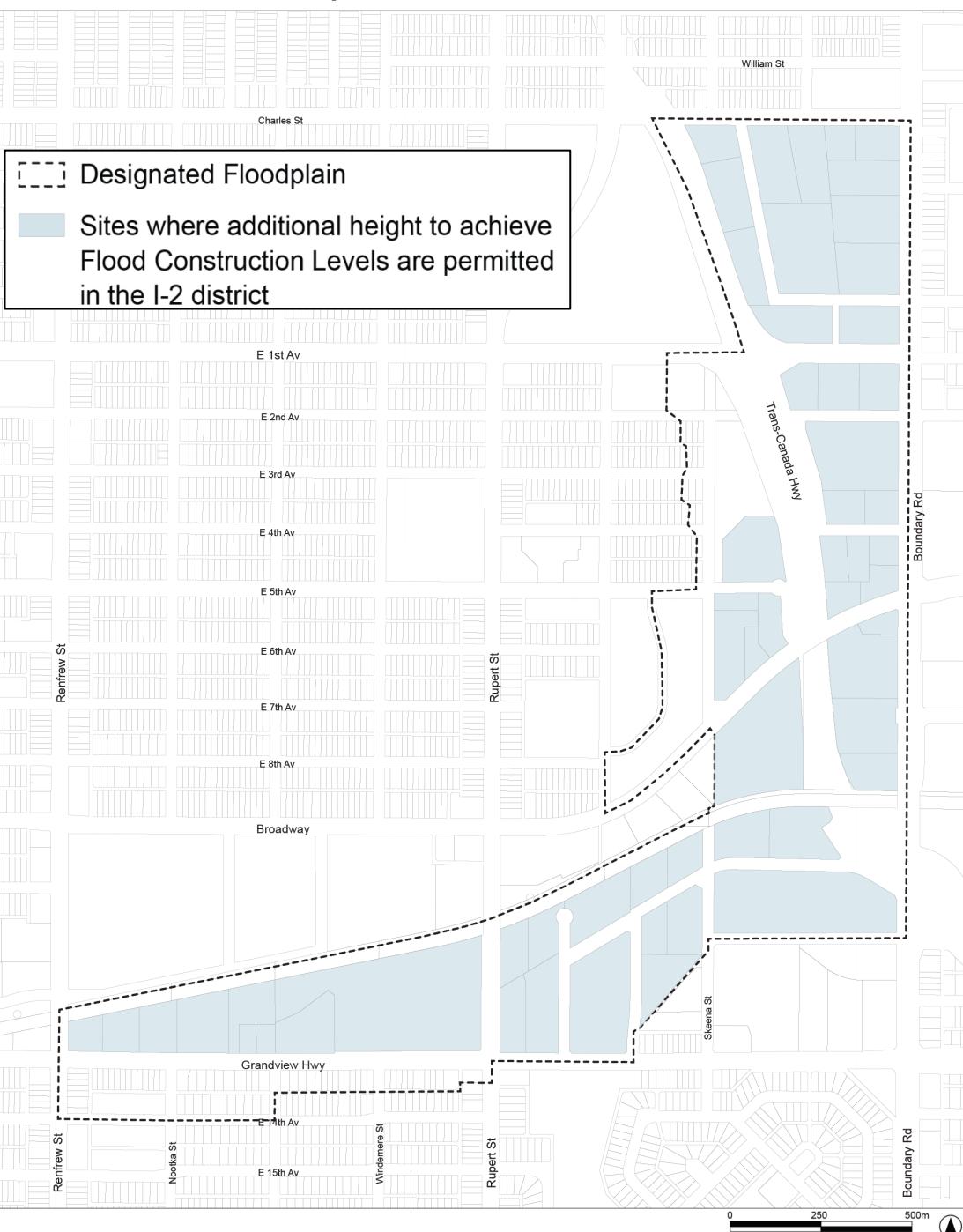
*Common Ways to Achieve Flood Construction Level Requirements*



# 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



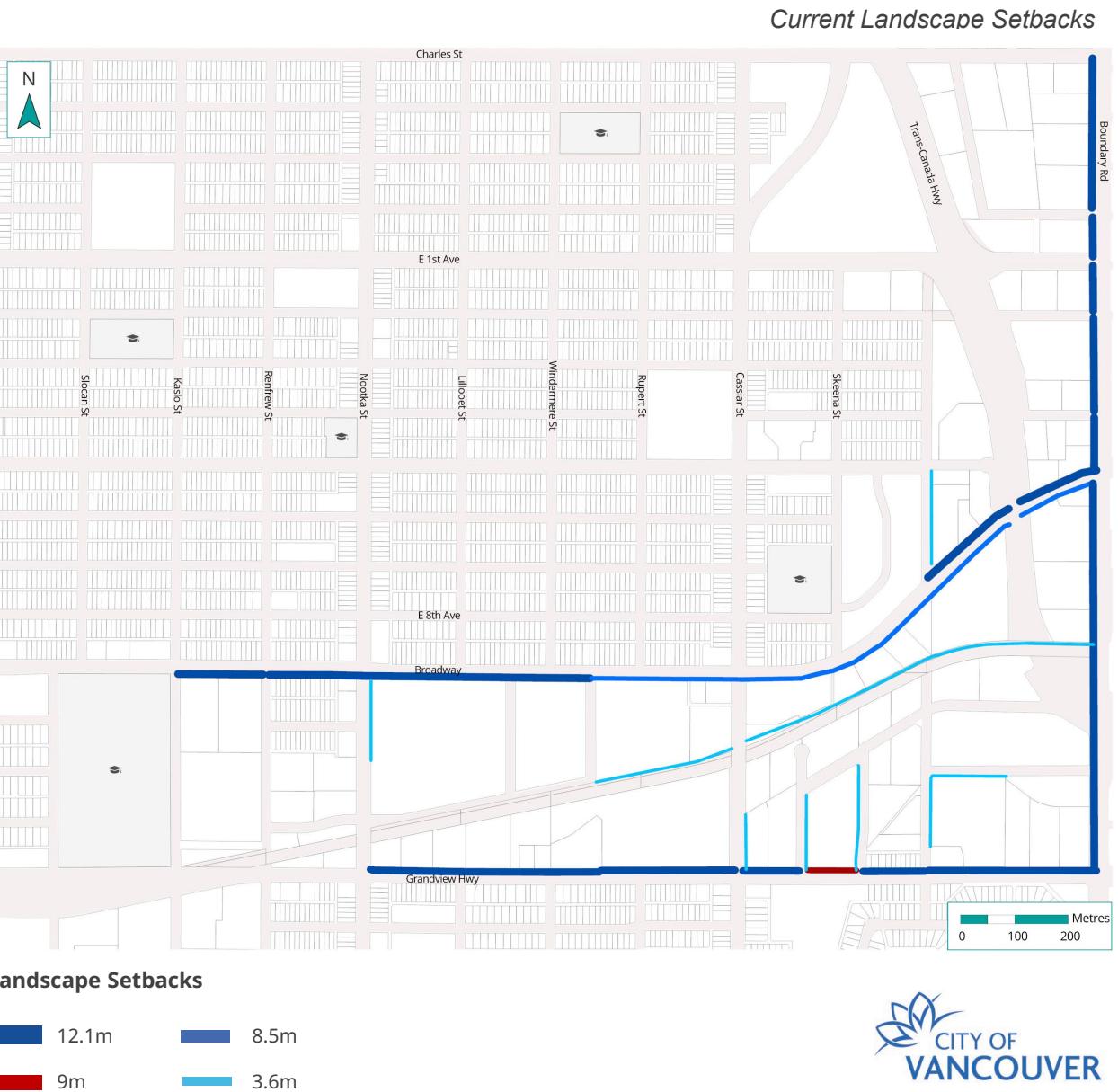


# Landscape Setbacks

# Landscape Setbacks: Objectives

## Objectives

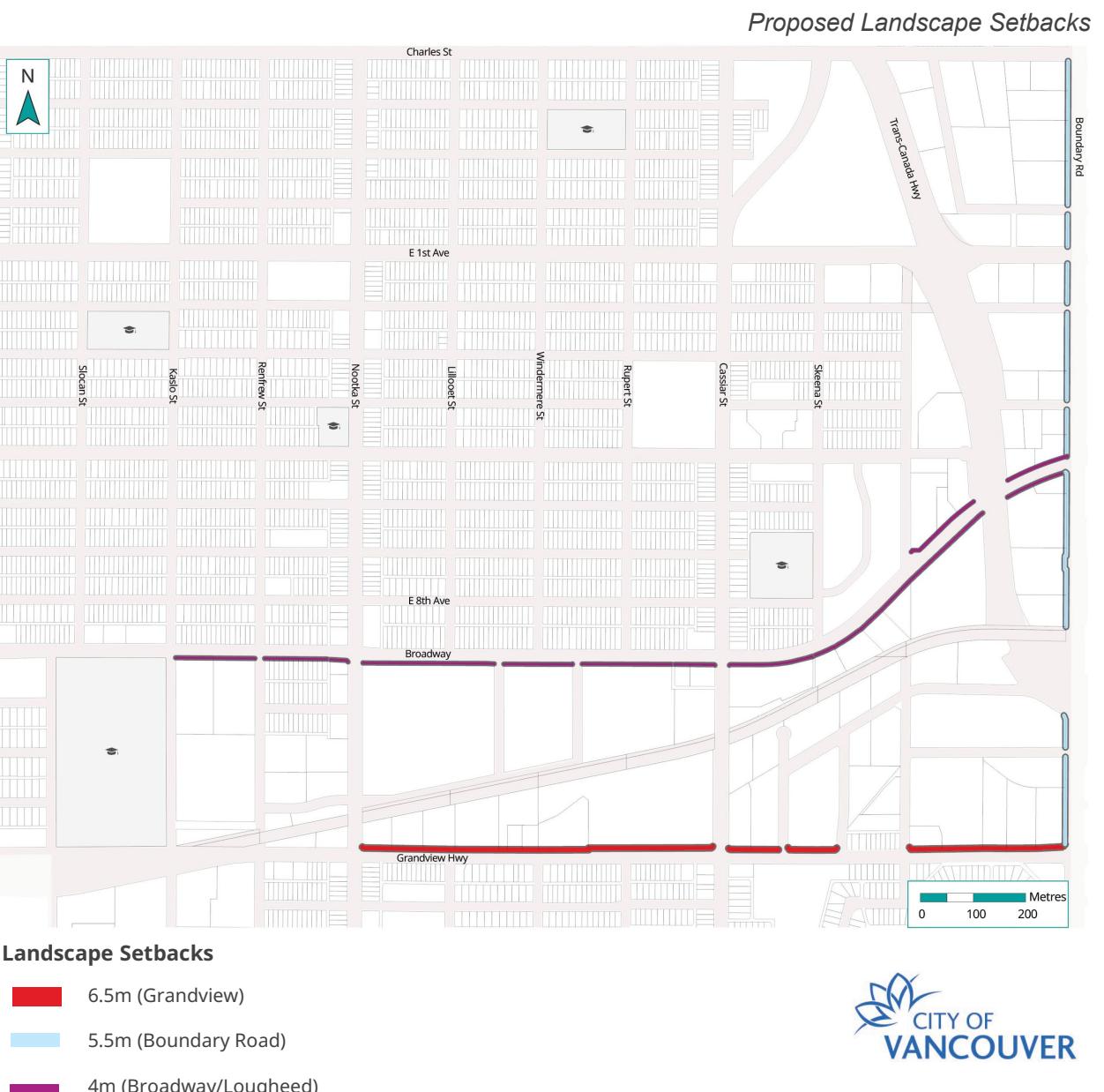
- Improve development viability on the employment lands;
- Provide more flexibility to deliver City infrastructure within landscape setbacks; and
- Streamline permit process



# 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"





# Consequential Amendments

# Consequential Amendments

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





# Thank You!