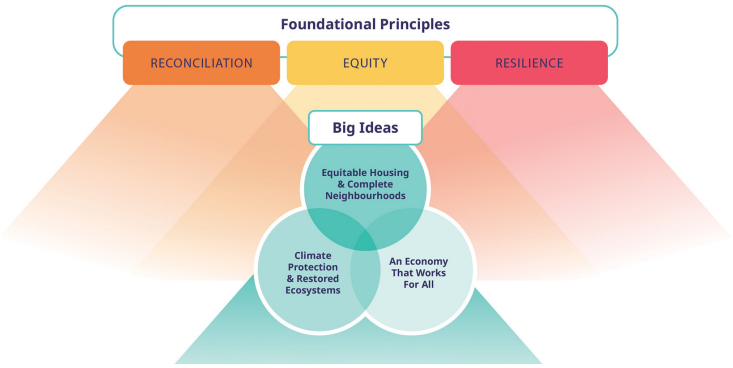
RUPERT + RENFREW
Station Area Plan

UPDATED DRAFT PLAN

CITY OF VANCOUVER

A plan to help shape the future of the Rupert & Renfrew area

The draft Rupert + Renfrew Station Area Plan will guide growth and change in the area around the Rupert and Renfrew SkyTrain stations over the next 25 years. The Rupert and Renfrew Plan is one of the ways we are implementing the Vancouver Plan (2022). It builds on Vancouver Plan's Vision, Foundational Principles and 3 Big Ideas, tailoring them to the unique environmental, social and economic context of the area.



- ✓ **Phase 1 - Terms of Reference**
  Winter 2021 - Spring 2022
- ✓ **Phase 2 - Early Directions**
  Spring 2022 - Summer 2023
- ✓ **Phase 3 - Initial Draft Plan**
  Fall 2023 - Summer 2024
- ★ **Phase 4 - Revised Draft Plan** (WE ARE HERE)
  Fall 2024 - Summer 2025

Complete the survey before February 18th, 2025







3 Big Ideas

Here's some of the key ways that the Rupert & Renfrew Area Plan will advance the 3 Big Ideas from the Vancouver Plan:

1. Equitable Housing and Complete Neighbourhoods

- Introducing opportunities for new types of housing throughout the area, including high-rise and mid-rise buildings (rental and strata) near the Station Areas, and missing middle housing (low-rise buildings, townhouses and multiplexes) elsewhere.
- Providing incentives to create much-needed childcare facilities, below market rental and social housing close to rapid transit.
- Supporting the renewal of key social, cultural and recreational amenities (such as Frog Hollow Neighbourhood House and Renfrew Park Community Centre).
- Protecting and enhancing parks, creating new plazas and gathering areas, and delivering improvements to support walking, rolling and biking.

2. An Economy that Works for All

- Adding new shops, services and amenities along Rupert Street, Renfrew Street, Broadway and Grandview Highway, as well as around Station Areas and Villages as identified in the Vancouver Plan.
- Preserving and enhancing existing job space near transit in the Employment Lands (including existing large format retail, light industrial and office areas).
- Introducing opportunities for small commercial hubs and corner stores in residential areas.
- Providing incentives to create non-profit spaces and artist studios in the Employment Lands.

3. Climate Protection and Restored Ecosystems

- Daylighting Still Creek (bringing it to the surface) and expanding it to improve local green space and habitat, reduce flood risk, and support growth.
- Limiting underground structures so that groundwater can flow and refill Still Creek.
- Enhancing natural areas and greenspace through park improvements, increasing tree canopy, and exploring ways to connect habitats for plants and animals.
- Creating and expanding greenways, to make it easier for people who walk or use bikes, scooters, skateboards, or other rolling options.

For more information visit the project website:
https://www.shapeyourcity.ca/Rupert-renfrew-station-area-plan

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What's New?

In the Summer 2024, an initial Draft Plan was shared with the public and received strong support. Since then, a few key changes were made to the Plan to incorporate public feedback and to adapt to economic conditions and add more technical information. Updates to the Land Use Policies and Map include:

- New areas allowing housing up to 6 storeys.
- Additional locations for shops and services on major streets and in residential areas.
- Additional increase in heights in the station areas to add more housing and improve viability.
- Specifying allowable building height density by housing tenure (i.e. below market rental, rental, strata).
- Limits to the number of towers at the outer edge of Station Areas.
- Refined policies for area-specific topics (e.g. housing, transportation, community amenities).
- Specific policies created for unique sites (e.g. Frog Hollow, Italian Cultural Centre, 3200 East Broadway).
- More detailed development requirements near Still Creek to protect groundwater.
- A Public Realm Strategy, including opportunities to repurpose road space to create community-serving amenities.

Land Use

The proposed land uses in the draft Rupert and Renfrew Plan are based on the neighbourhood types identified in Vancouver Plan's Land Use Strategy.

Additionally, 12 Unique Sites were identified throughout the draft Plan. These sites provide an opportunity to deliver diverse and affordable housing options, core services and public realm improvements, and more plazas, park and green spaces.



Employment Lands



Station Areas



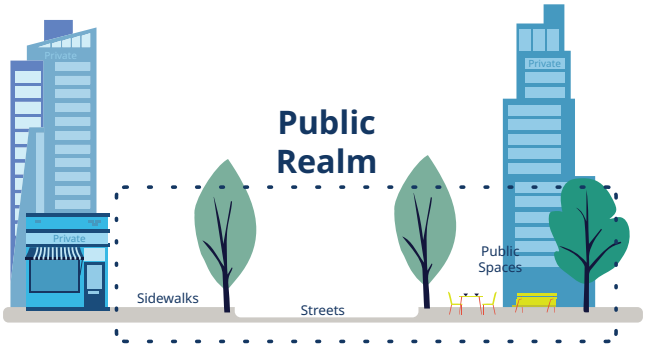
Villages & Multiplex Areas



Unique Sites

Public Space and Public Realm

Rupert and Renfrew's public spaces include its parks, plazas, streets and other areas for gathering, connection, and public life. The broader "public realm" includes these spaces as well as the areas outside and between buildings (e.g. storefronts, patios, public art, lighting, street trees and landscaping that enhance these spaces). Combined, public spaces and the public realm provide several important social, cultural, environmental, and economic functions.



As the Rupert and Renfrew Plan area continues to grow and change, it is important that there is a sufficient mix of public spaces woven throughout neighbourhoods.

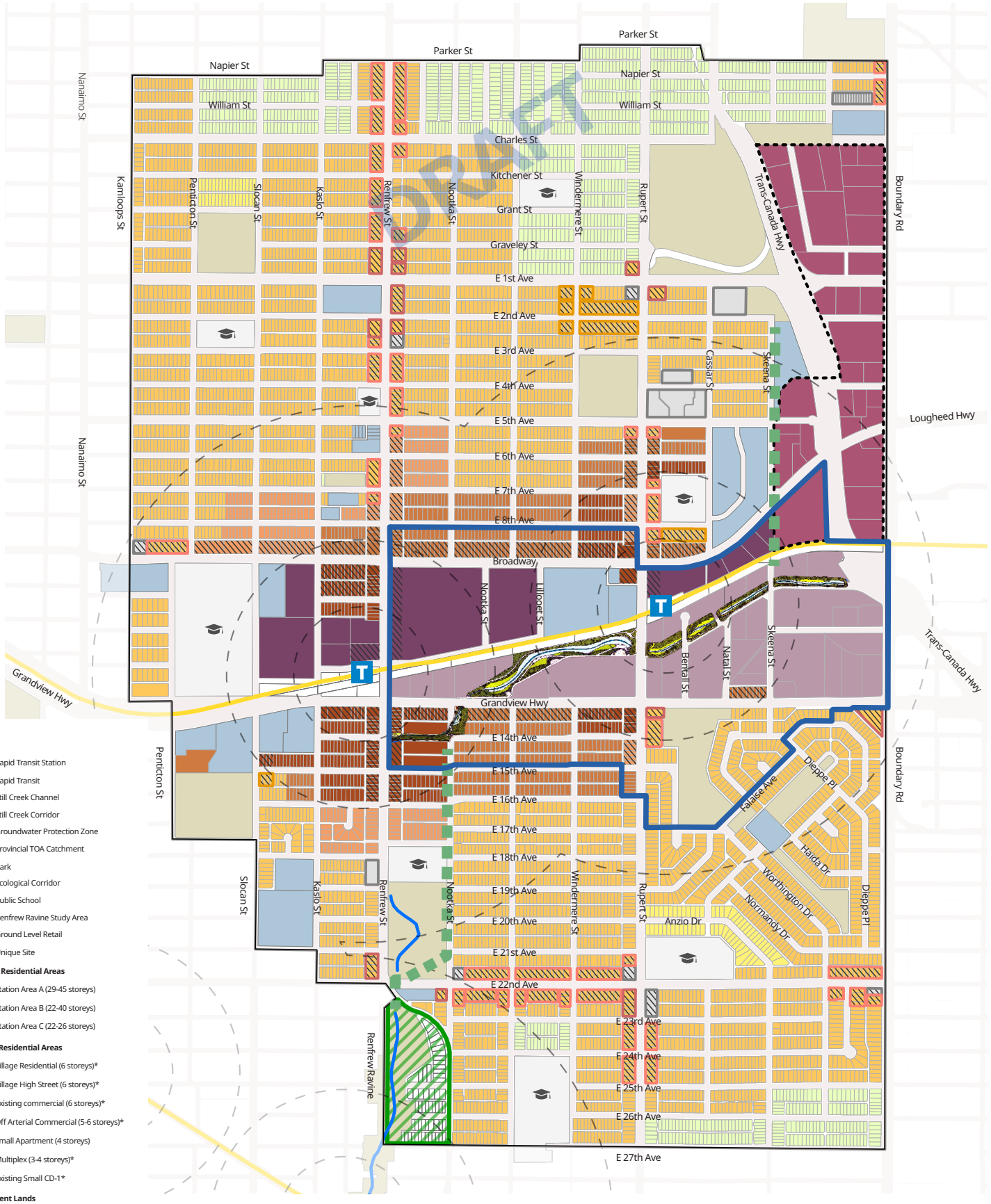
The Final Plan will include a Public Realm Strategy to guide improvements over the next 25 years. It will include enhancements to greenspace and gathering areas, support local ecology and rainwater management, and improve safely for people moving to and through the neighbourhood.

For more information visit the project website:
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RUPERT + RENFREW

Station Area Plan

This Land Use Map is not Council approved and is subject to change.



Legend

- Rapid Transit Station
- Rapid Transit
- Still Creek Channel
- Still Creek Corridor
- Groundwater Protection Zone
- Provincial TOA Catchment
- Park
- Ecological Corridor
- Public School
- Renfrew Ravine Study Area
- Ground Level Retail
- Unique Site

High-Rise Residential Areas

- Station Area A (29-45 storeys)
- Station Area B (22-40 storeys)
- Station Area C (22-26 storeys)

Low-Rise Residential Areas

- Village Residential (6 storeys)*
- Village High Street (6 storeys)*
- Existing commercial (6 storeys)*
- Off Arterial Commercial (5-6 storeys)*
- Small Apartment (4 storeys)
- Multiplex (3-4 storeys)*
- Existing Small CD-1*

Employment Lands

- Campus Mixed-employment
- Floodplain Industrial
- Still Creek Mixed-employment**

*Additional height and density may be considered under the Provincial TOA catchment.
(e.g. Up to 8 storeys may be considered within 800 m)
** Potential to include Large Format Retail.

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