

Today's Event!

Today is a chance to learn more about Still Creek and how it will shape various aspects of the Rupert and Renfrew Station Area Plan. Public engagement on the Draft Plan will happen later in 2024.







Upcoming Events:

Still Creek Fest: Saturday, November 4
1:00 - 4:00 pm - Grandview Superstore
3185 Grandview Hwy (north-east corner of parking lot)

Join us for a community celebration of Still Creek:

» Paint a fish with Stream of Dreams to update our Still Creek Mural;
» "Beaver Pond(er)ing Lodging", needle felting with Still Moon Arts;
» Learn more about Still Creek, connect with community stewardship organizations and enjoy children's entertainers and face painting.

Info Pop-Ups:

Drop-in to learn more about Still Creek & the Area Plan:

» VPL Renfrew Branch, Thursday, October 12, from 2:00 - 4:00 pm
» Renfrew Park Community Centre, Tuesday, October 17, from 4:00 - 7:00 pm
» Thunderbird Community Centre, Wednesday October 25, from 3:00 - 6:00 pm

Learn More:

Project Timeline

Terms of Reference & policies to manage speculation
Winter 2022 - Spring 2022

Phase 1: Developing early directions
Winter 2022 - Spring 2022

Phase 2: Drafting the Plan
Winter 2023 - Spring 2024
- Information sharing with Community
- Policy & Land Use Options development
- Public Engagement on Draft Plan (2024)

WE ARE HERE

Phase 3: Finalizing the Plan
Summer 2024 - Fall 2024
- Present Final Plan to Council
- Present Final Plan to the community



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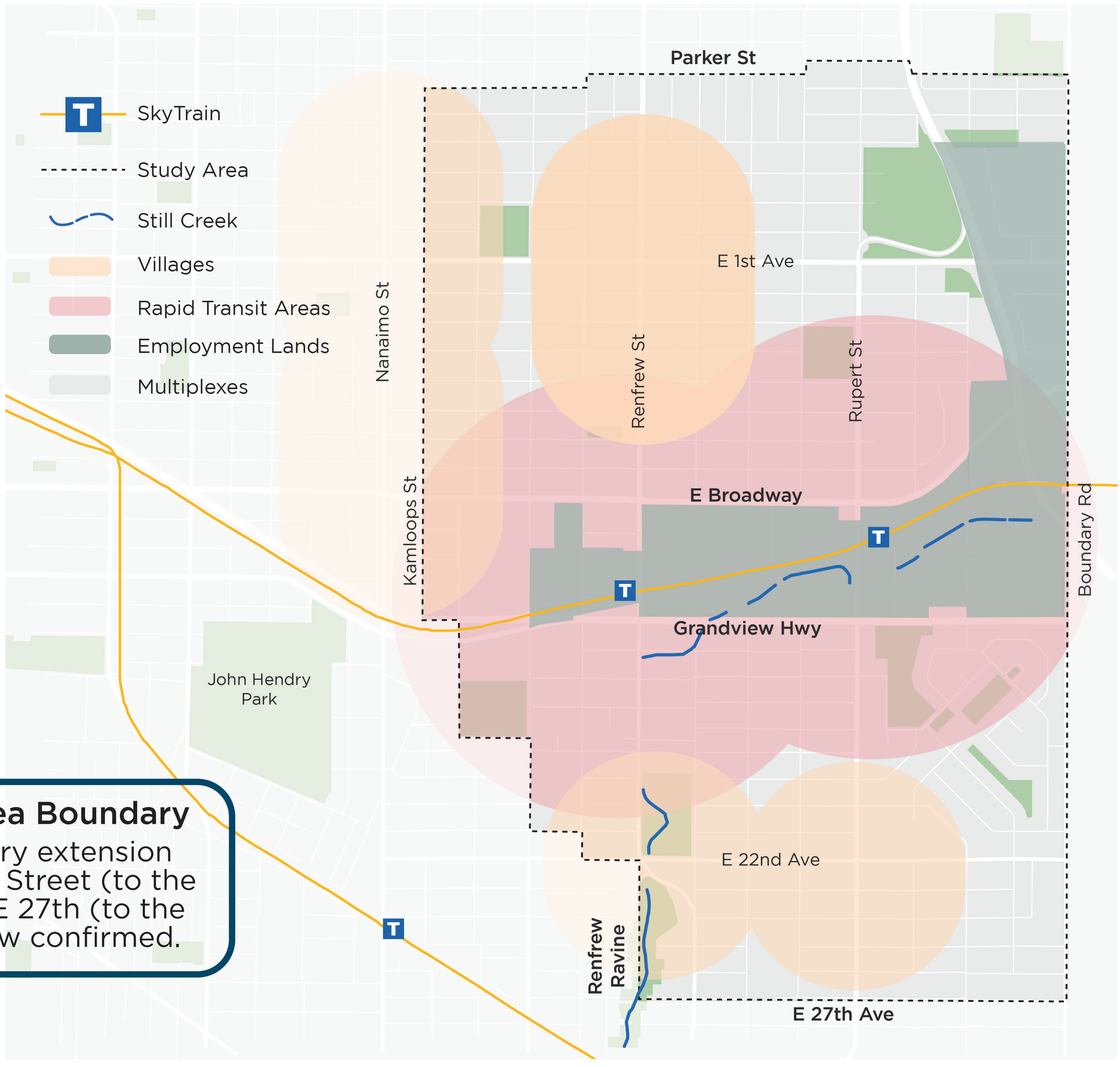


Background and Context

- In spring of 2022 we launched the **Rupert and Renfrew Station Area Plan**, a new plan that will shape the future growth in the area
- The plan builds on the ***Vancouver Plan***, which is a long-term strategy and vision to guide growth and change across the entire city
- Through two phases of public engagement we learned:
  - the neighbourhood's important cultural and environmental assets
  - its priorities for arts and culture, housing, transportation and the environment
  - where new retail spaces should be located
- These findings and other technical analysis and research will inform the Draft Plan. We'll have lots of questions and events on the Draft Plan in early 2024.



Phase 1 Engagement Event



Rupert and Renfrew Study Area

Study Area Boundary

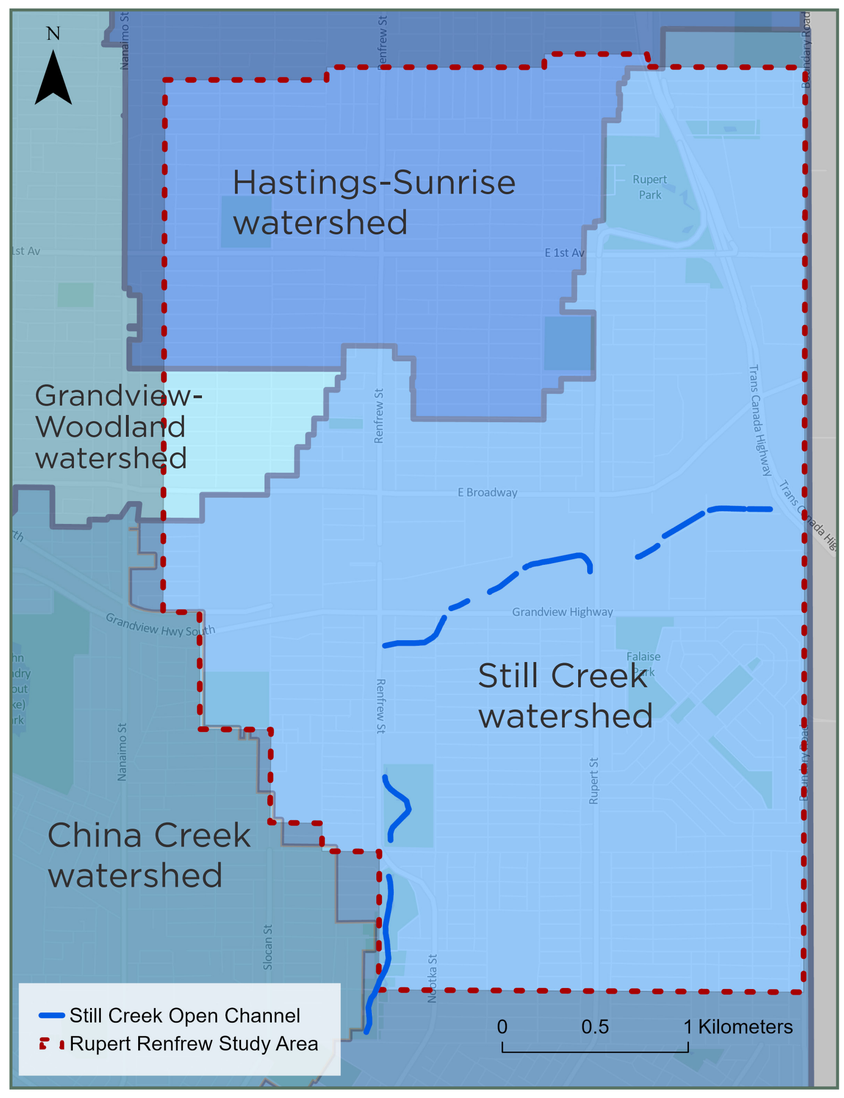
The boundary extension from Parker Street (to the north) and E 27th (to the south) is now confirmed.



Watershed Planning and Water Management

Watershed and Land Use Planning Summary

- The City takes an integrated approach to water management, one that considers all of the interconnected types of water (drinking water, rainwater, wastewater, groundwater, and waterbodies).
- Vancouver used to be a temperate rainforest with many natural streams. Through urbanization, these streams have been buried underground in pipes, altering the natural flows and creating the urban watersheds we see today.
- In the Rupert and Renfrew Station Area Plan boundary there are three urban watersheds: Still Creek, Hastings-Sunrise and Grandview-Woodland (see map to the right).
- Each watershed has unique characteristics that are important to consider when developing a land use plan and help us decide how to best work with water while servicing growth.



What you need to know

- **Groundwater:** Due to shallow groundwater (water close to the surface), underground parkades will be limited in certain areas of the plan and will be constructed differently to avoid impacting Still Creek's base flow.
- **Floodplain:** Still Creek has a floodplain. Adding more buildings along Still Creek can increase flood risk. Daylighting the creek and providing a natural channel to make room for water will enable new buildings while managing flood risk.
- **Water quality and flow:** More buildings and pavement in the watershed will make rainwater reach Still Creek more quickly and with more pollutants. Adding green rainwater infrastructure will help manage the impact by capturing rainwater closer to where it falls, slowing and cleaning rainwater.



Green rainwater infrastructure in the Grandview-Woodland watershed



Groundwater seepage at construction site in Still Creek watershed



Sharp-pointed rush, *Juncus acutus*, a wetland plant



Still Creek along Cornett Road



Ponding on Rupert Street, November 2021

Watershed: An area of land that outlines where all water (creeks or rainwater) flows downslope to the same outlet point, and drains into a receiving waterbody, such as a creek, lake, or the ocean.



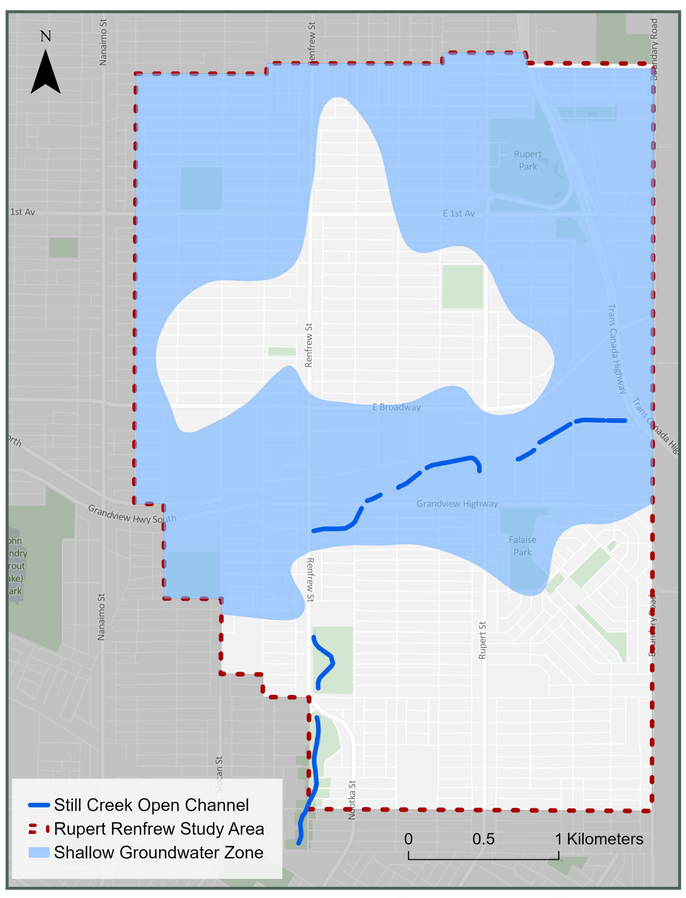
Watershed Considerations for Land Use Change

Still Creek Watershed's Unique Charateristics

We are assessing the risks and opportunities presented by the unique features of the watershed as this area grows. This informs the decisions in the land use plan as it is developed. We recently completed several important water-related studies to help us inform the area plan process. This board describes three key considerations for the area. The City's approach for each is described on the next board.

GROUNDWATER

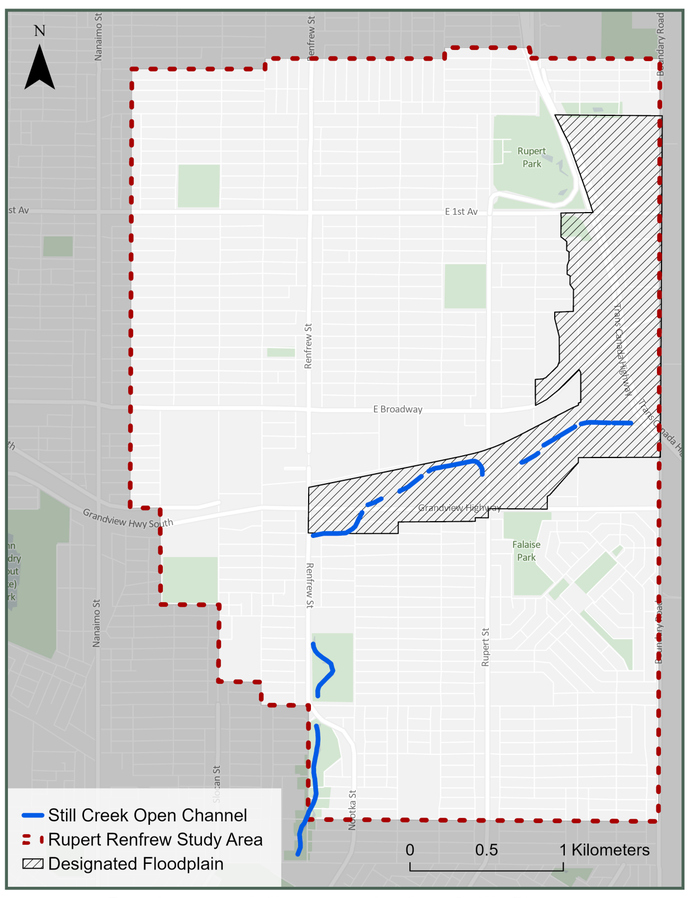
- Groundwater is found underground in the spaces and cracks in soil, sand, and rock.
- Still Creek is fed year round by the slow release of groundwater; a healthy creek ecosystem depends on the groundwater supply.
- A recent groundwater study shows a shallow groundwater zone (see below) within the plan boundary. *(Shallow groundwater means the water is close to the surface).*
- In areas with shallow groundwater, underground structures such as parkades with perimeter drains can collect groundwater and reduce flow in the creek.



Shallow groundwater in the Rupert and Renfrew Station Area Plan boundary (AECOM, 2023)

FLOODPLAIN

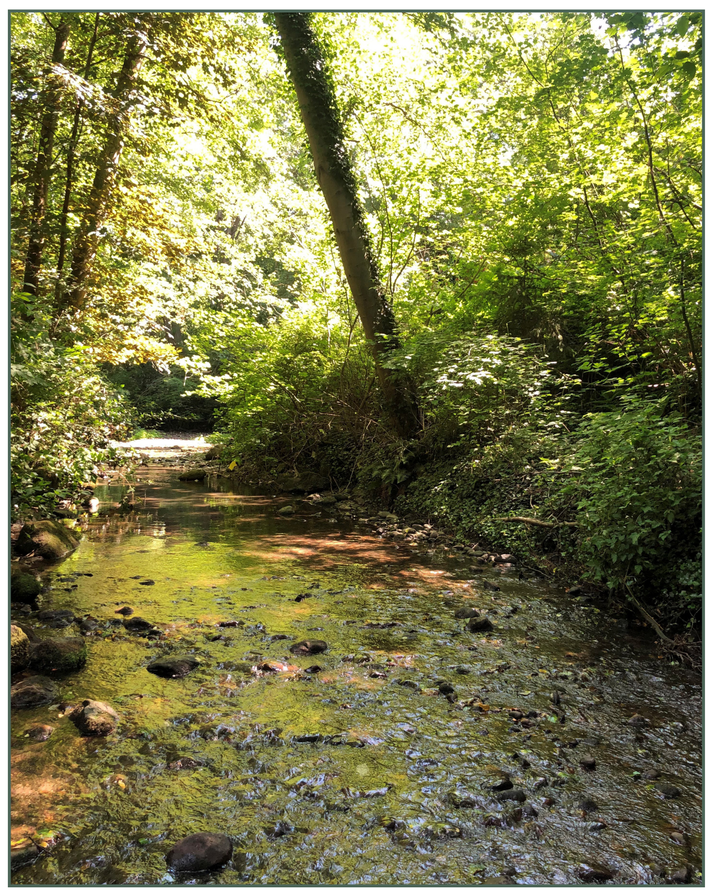
- A floodplain is defined as an area of low-lying ground next to a water body that is susceptible to flooding.
- Still Creek has a floodplain that starts in Vancouver and extends along the creek to the Fraser River.
- Climate change is increasing flood risk with increased annual rainfall. The City has regulations to protect new buildings into the future.
- Without intervention, new development close to creeks can further increase flood risk by reducing space for water flow and ponding during extreme rainfall events.



Designated floodplain for Still Creek

CREEK CHANNEL

- In this area, Still Creek provides many important functions for the City. The creek moves rainwater away from the City into the Brunette River, which joins the Fraser River.
  It also provides important habitat for local wildlife, including salmon.
- Without intervention, increased development can worsen water quality by increasing pollutants. It also increases the speed that rainwater reaches the creek channel causing erosion.
- The updated Rupert and Renfrew Plan boundary includes Renfrew Ravine. Renfrew Ravine has steep slopes and Still Creek runs along the bottom. We are investigating what land use change means for the ravine.



Still Creek in Renfrew Ravine (June 2021)

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Enabling Growth and Protecting the Creek

This board describes potential actions we can take to enable growth in the Rupert and Renfrew Plan area while protecting Still Creek.

GROUNDWATER

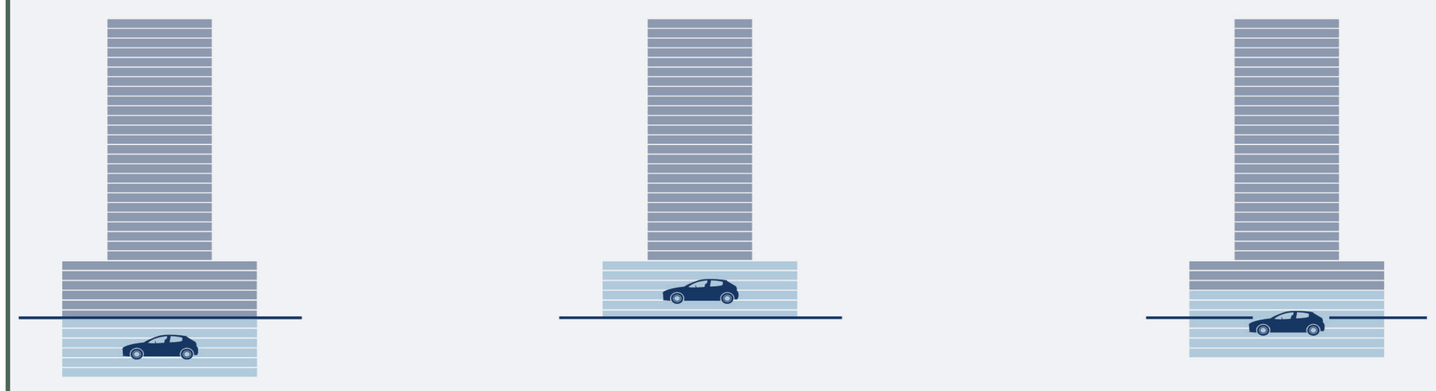
» We are investigating various ideas to protect groundwater and in turn, the creek. This includes limiting parkades in certain areas and the associated implications (e.g. parking, urban design, etc.)

Change Parking Rules

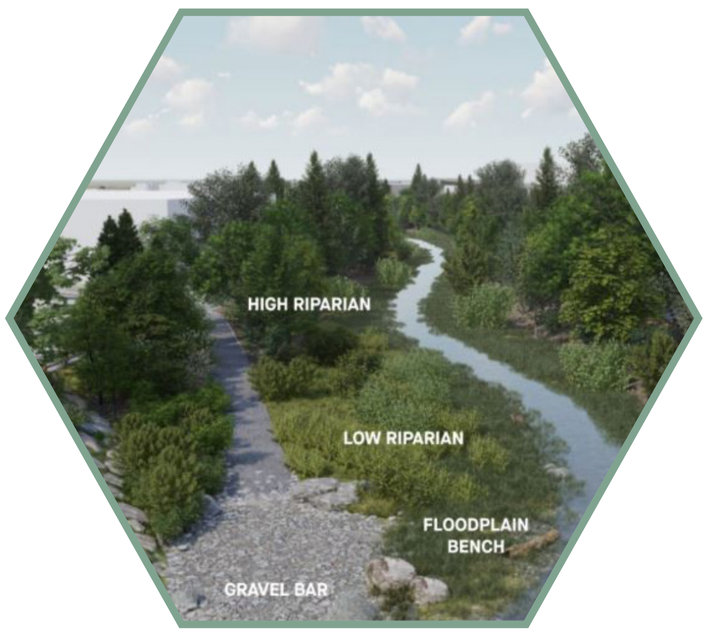
Business as usual

Parking above-grade

Allow some underground parking near creek



Examples of parking typologies



Nature-based flood mitigation

FLOOD HAZARD

We are taking steps to mitigate flooding while enabling growth by:

» Incorporating resilient land uses and building designs

» Making room for water through a creek daylighting and widening concept to be implemented gradually, with redevelopment.

» Daylighting involves replacing the underground pipes conveying the creek with an above ground natural creek channel. This provides an opportunity to utilize nature-based flood mitigation, enabling development in the floodplain while reducing flood risk.

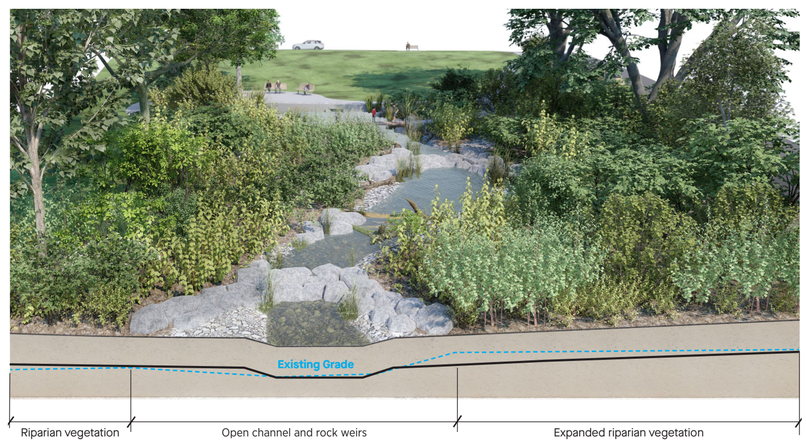
See board 7 for more about plans for creek daylighting.

GREEN RAINWATER INFRASTRUCTURE

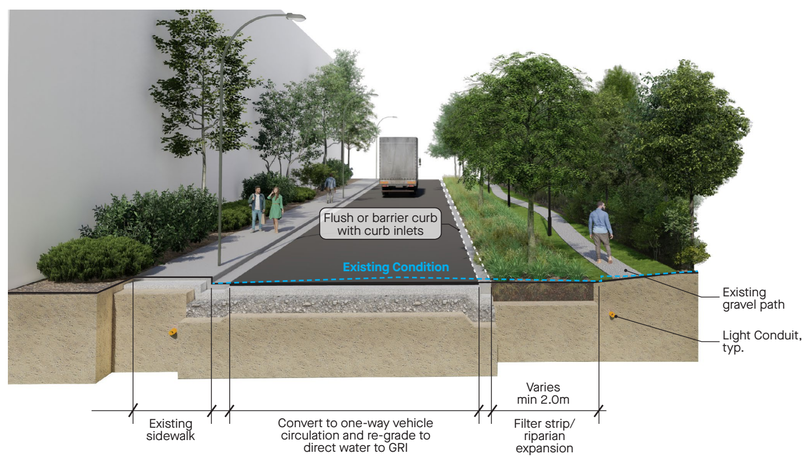
We are exploring how green rainwater infrastructure in the Still Creek watershed can help filter and convey rainwater from the surrounding neighbourhoods and reduce the impact of development on the creek.

While planning continues in the Still Creek watershed, green rainwater infrastructure projects are under development, funded by the City, Park Board, and Infrastructure Canada through the Natural Infrastructure Fund.

These projects will slow down and clean rainwater before it goes into the creek. They will also help with maintaining rainwater pipe capacity by intercepting rain where it lands and putting it back into the ground.



Render of potential wetland concept in Falaise Park



Render of potential green rainwater infrastructure along Cornett Road

Still Creek Watershed Enhancement Opportunities Study

We have completed an update to the 2002 Still Creek Rehabilitation and Enhancement Study to provide an updated vision for the future of Still Creek in Vancouver, including:

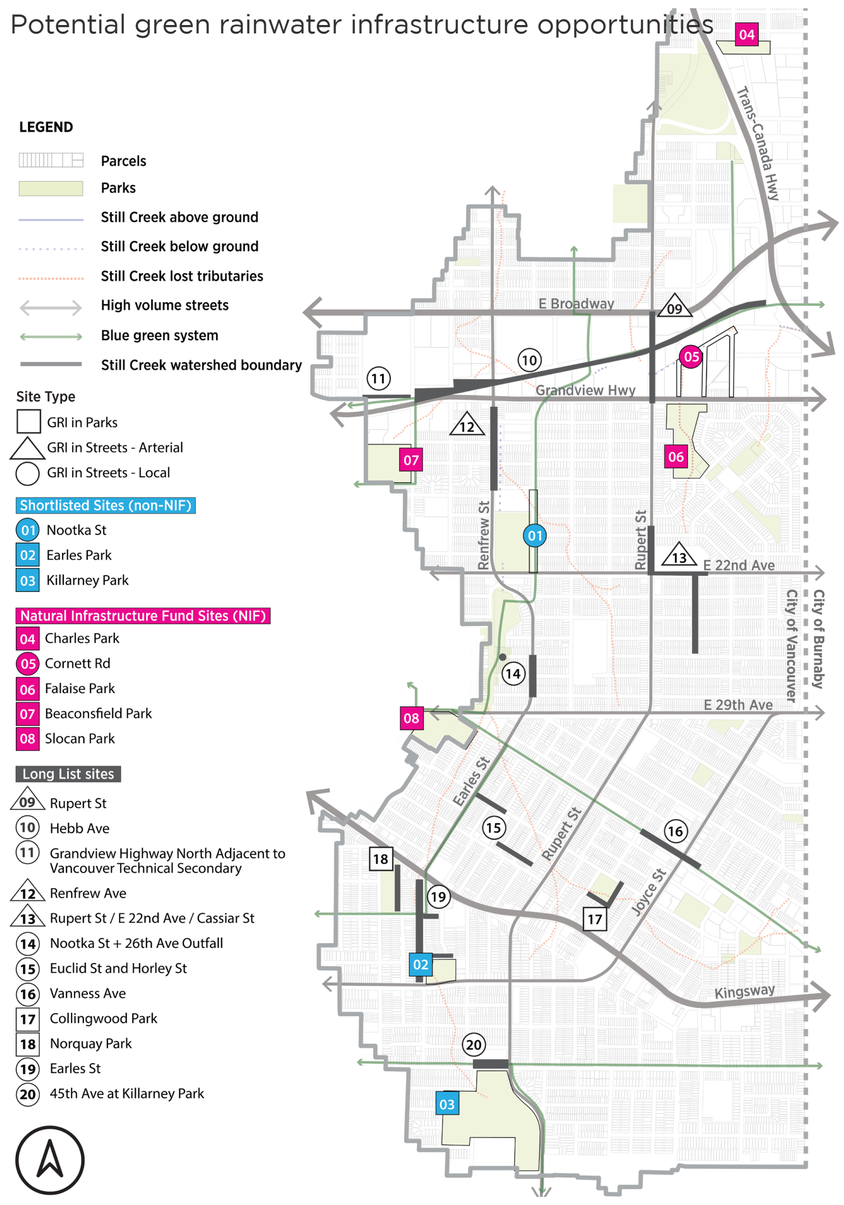
- Enhancing the Still Creek watershed by daylighting and restoring Still Creek, and
- Locating and designing opportunities for green rainwater infrastructure to help manage rainwater and improve water quality.

Still Creek is one of Vancouver's few remaining salmon-bearing streams. Projects outlined in the Still Creek Watershed Enhancement Opportunity Study support creek restoration, streamside habitat restoration, and water quality improvements. These changes will help support the Still Creek salmon population.

The City has received support from xʷməθkʷəy̓əm (Musqueam Indian Band), Sḵwxwú7mesh Úxwumixw (Squamish Nation), and səlilwətaɬ (Tsleil-Waututh Nation), on the study and we are looking forward to continuing to work with them on future projects.

You can learn more at: vancouver.ca/stillcreek

Potential green rainwater infrastructure opportunities

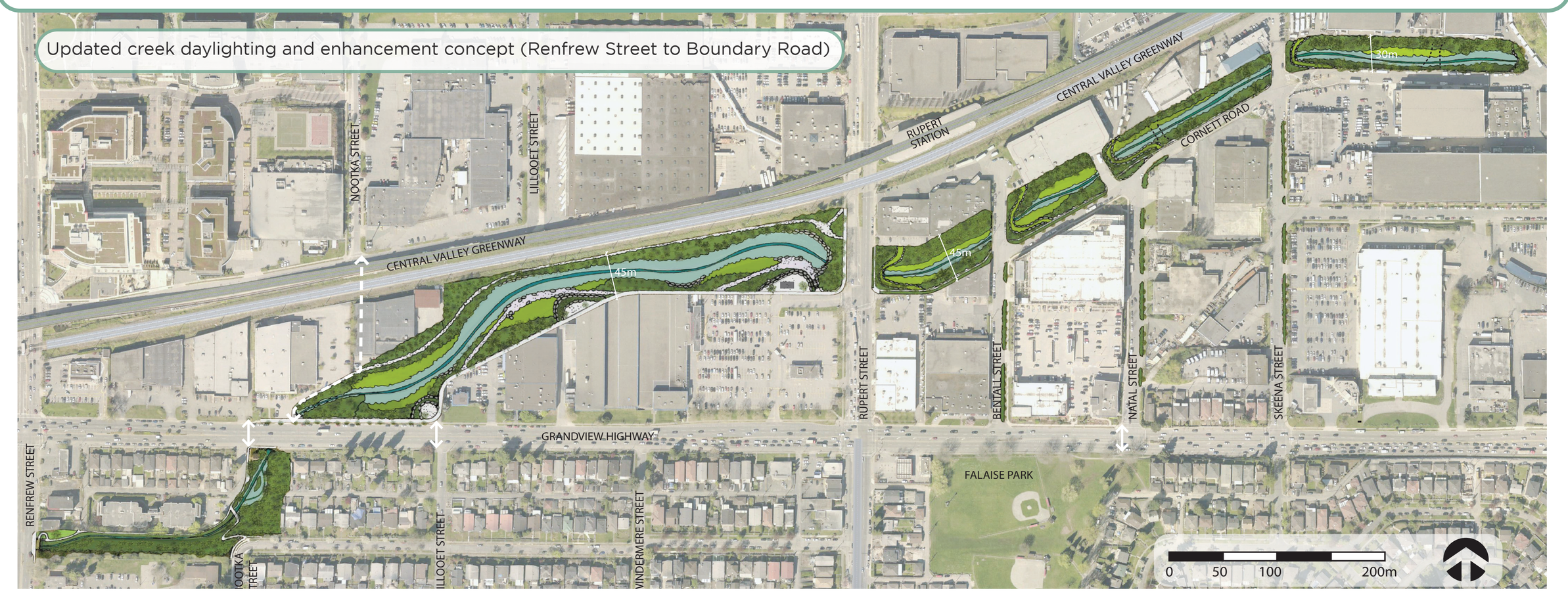


Implementation Timing and Financial Context

Daylighting and enhancing Still Creek is a long-term vision that the City has been working towards for several decades. Past projects include daylighting portions of the creek through major developments, channel naturalization and riparian planting, and improvements in Renfrew Ravine and Renfrew Community Park. In the past, the City relied on funding from property tax, lease revenue, development contributions, and contributions from partner organizations such as Metro Vancouver to enhance Still Creek.

Through this area plan, the City is incorporating creek enhancement as a nature-based approach to manage the flood risk generated by growth. The proposed creek daylighting and enhancement concept between Renfrew Street and Boundary Road will be implemented in pace with development. The concept will be refined over time, and the City will work to secure external funding through partnerships, including senior government flood mitigation and habitat enhancement funding programs. The total anticipated cost for full implementation is in the range of $150 to $200 million (2023 dollars) and will take place over several decades in pace with growth while balancing other flood risk priorities and investment priorities city-wide. Taking this nature-based approach to service growth will provide the community with many co-benefits and will be cost-effective in comparison to conventional grey infrastructure approaches.

Updated creek daylighting and enhancement concept (Renfrew Street to Boundary Road)



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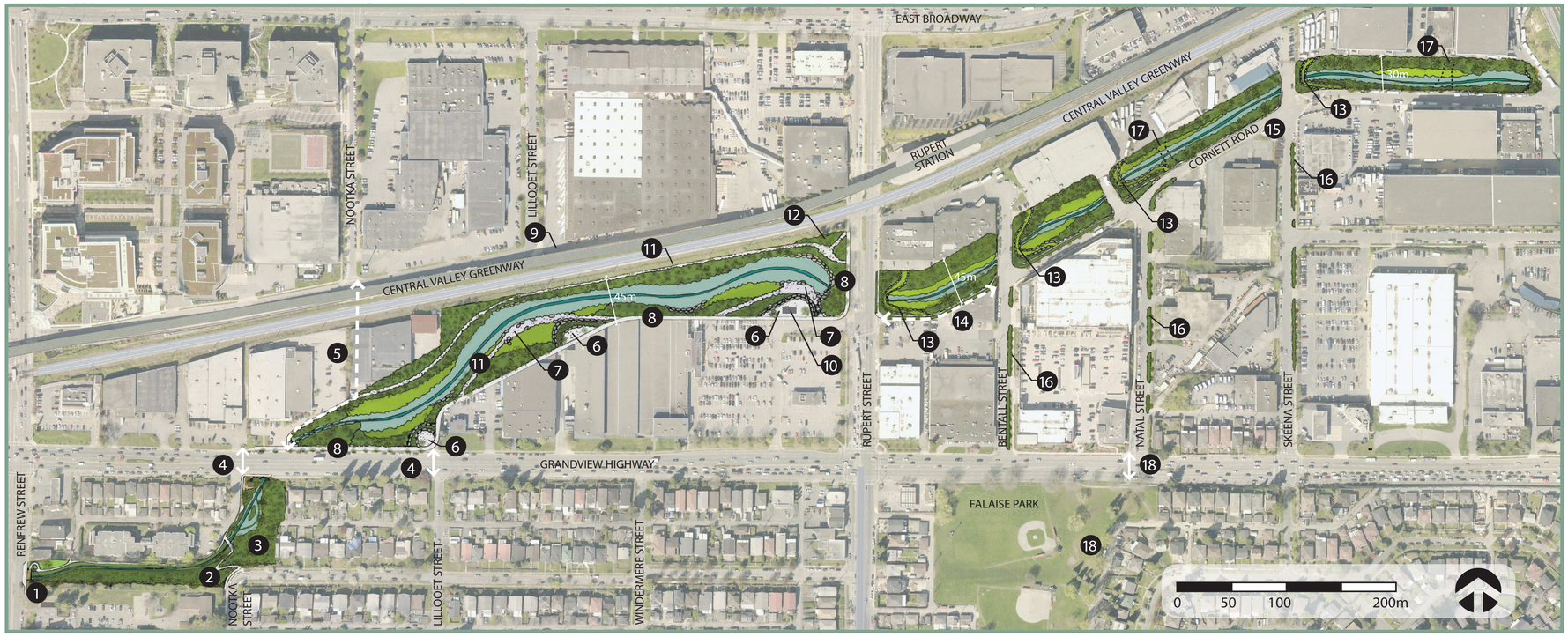
Still Creek Room for Resilient Growth



View of Still Creek corridor concept, looking southwest from Natal Street



View of Still Creek corridor concept, looking southwest from Boundary Road



1. Proposed Viewing Platform
2. Existing Pedestrian Path and Bridge
3. Expanded Riparian Corridor
4. Opportunity for Enhanced Pedestrian Crossings at Nootka Street and Lillooet Street to improve connections.
5. Potential future East Side cross-cut connection
6. High Treatment Terrace: open, level areas with clear sight lines to the creek channel, with opportunities to integrate seating, interpretive signage and public art. Vegetated tiers filter and slow down rainwater from local catchment areas.
7. Gravel Bar: paths from the top of bank to pebble shoreline areas along the lower floodplain. These sites provide limited access to the water and support stewardship initiatives including water for stewardship purposes (e.g. water quality monitoring and fish fry release) and cultural practices only. General public access will be restricted (e.g. habitat fencing).
8. Multiuse Path: 4 m wide paved accessible path, for cyclists and pedestrians.
   Green Rainwater Infrastructure: opportunity along Hebb Avenue, to provide pretreatment to rainwater before it enters Still Creek.
9. Green Rainwater Infrastructure: opportunity along Hebb Avenue, to provide pretreatment to rainwater before it enters Still Creek.
10. Stewardship Centre: opportunity to integrate space that supports Still Creek stewardship initiatives.
11. Maintenance Path: narrow gravel path (< 2 m wide) with limited access, for maintenance purposes only.
12. Public Art Area: support ongoing initiatives in this area.
13. Low Treatment Terrace: tiered vegetated areas with boulder retaining wall, designed to slow and filter water from existing pipe outfalls in the creek corridor.
14. Potential Cornett Road Connector to be determined through the Rupert and Renfrew Area Plan.
15. Stewardship Resources Storage Area: to be integrated with future pump station upgrade.
16. Green Rainwater Infrastructure: opportunities along streets leading to the Still Creek.
17. Creek Crossings: coordinate with future redevelopment to identify opportunities to remove existing bridges, while maintaining access to the sites.
18. Falaise Park: Green Rainwater Infrastructure opportunity in park, with existing pedestrian crossing.



Housing Diversity

Vision

Create a more equitable housing system with housing for low to moderate-income households that is geographicially distributed across all residential areas. This means adding more housing diversity in low-density areas that will enable more people of all incomes, ages, and family types to access suitable housing choices.

Land Use Strategy

As guided by the ***Vancouver Plan***, we're looking at three different neighbourhood types in the Rupert and Renfrew Station Area boundary. As we start to develop the Draft Plan, we're looking at how each neighbourhood type can respond to the conditions of the area, in particular where there is shallow groundwater that may influence how buildings are designed and built.

Neighbourhood Types

Rapid Transit Area: generally within a 10-minute walk of existing or future rapid transit stations.

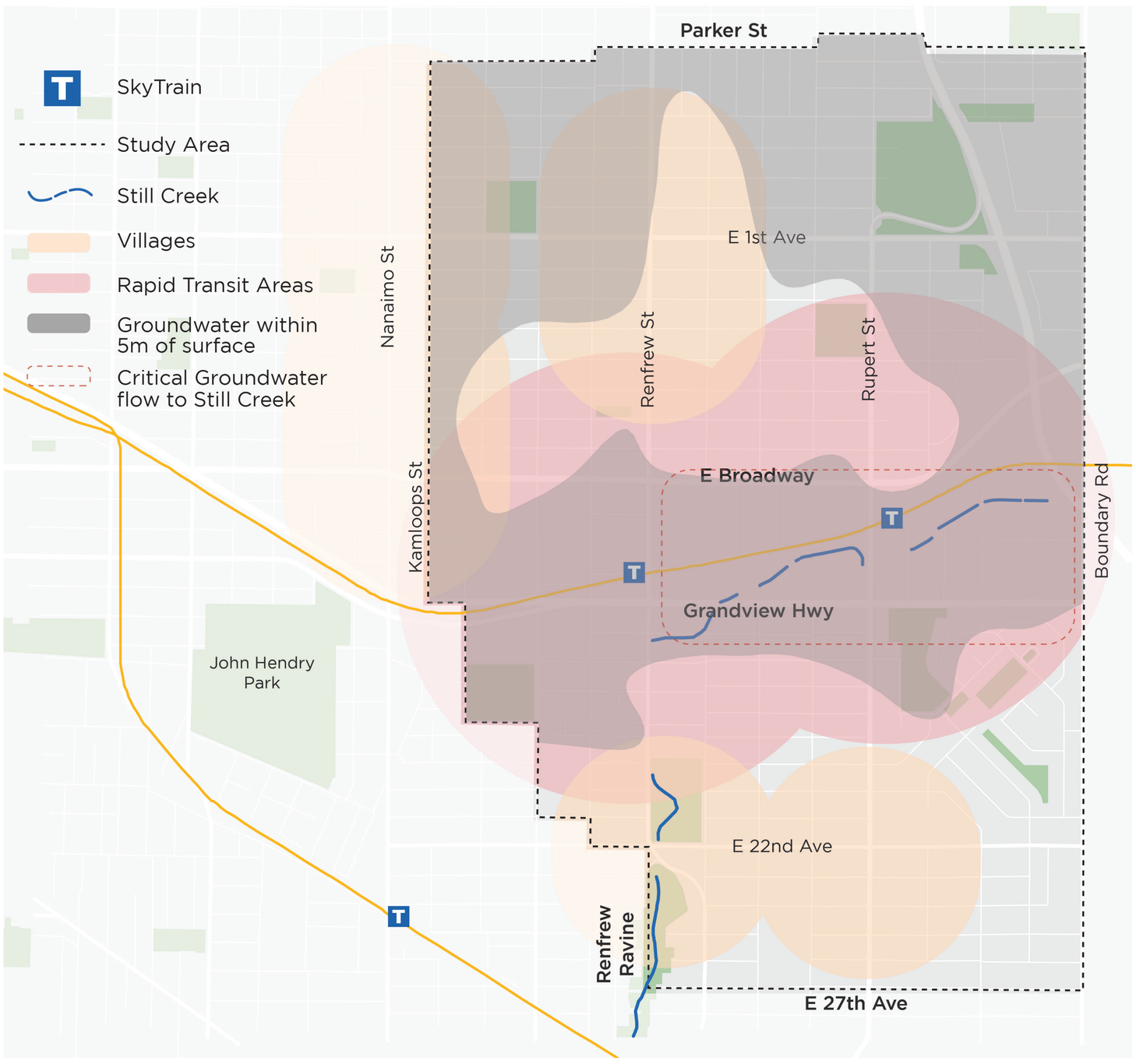
Allows for the high-rise buildings, with taller buildings in strategic locations) and adjacent low-rise apartments without impacting groundwater flow to Still Creek.

Village: oriented around smaller collections of commercial and community uses that strengthen low-density residential neighbourhoods

Create new housing and mixed-use opportunities generally up to 6 storeys with purpose-built rental, social and supportive, and Missing Middle options.

Multiplex Areas: respect the local character of neighbourhoods while adding small-scale missing-middle housing

Allow primarily smaller scale, ground-oriented residential (2-3 storeys) and up to 4-6 storeys for rental or social housing



Rupert and Renfrew Study Area - Land Use Types and Groundwater



Multiplex + Townhouse: 1-3 storeys



Low-Rise Apartment: 4-6 storeys



Mid-Rise Apartment: 7-12 storeys



High-Rise Apartment: 12 - 25 storeys

Social + Supportive Housing

Ownership Housing

Housing Continuum

Building types that allow for different tenures of housing

To increase social and rental housing, additional height and density (i.e. taller and bigger buildings) are required to overcome the high cost of buying existing land and buildings.



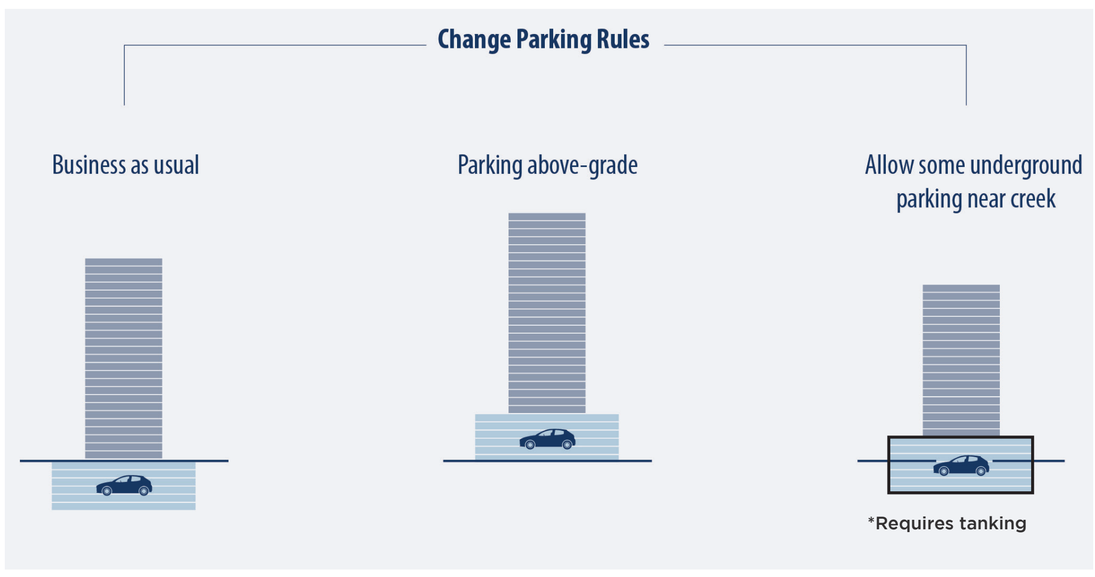
Housing and Groundwater

Designing For Nature

Shallow groundwater conditions require innovative design solutions and more thinking about how buildings can be designed and distributed.

Rapid Transit Area: generally within a 10-minute walk of rapid transit stations.

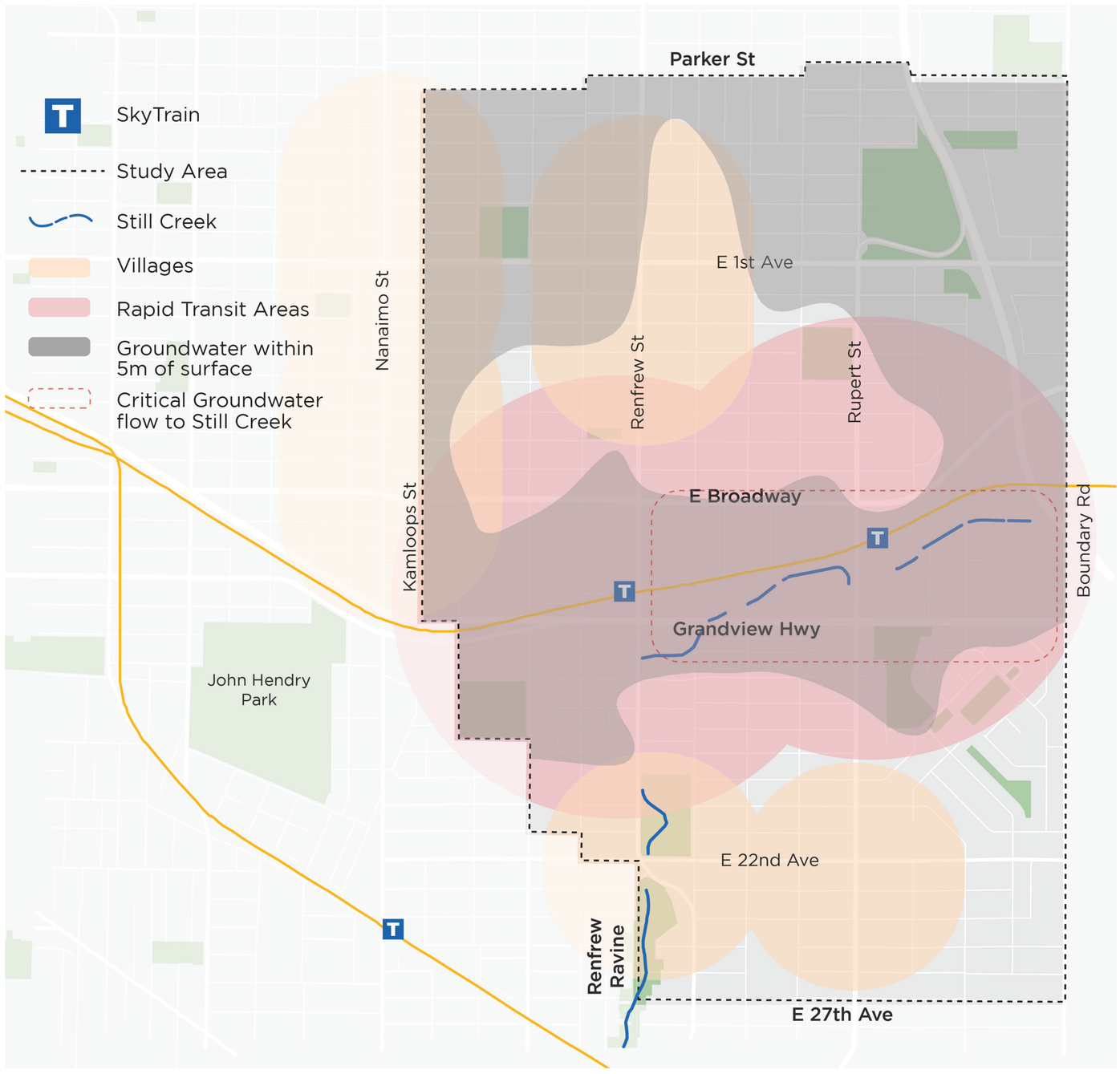
- Much of the area with shallow groundwater is found within this neighbourhood type.
- Mid to highrise buildings typically include multiple storeys of underground parking that can negatively impact groundwater flows.



Parking Options that consider groundwater

Village: oriented around smaller collections of commercial and community uses that strengthen low-density residential neighbourhoods

- Only the Village at Renfrew/1st Avenue is impacted by shallow groundwater.
- Low-rise buildings are less likely to have multiple storeys of underground parking and are less likely to impact groundwater flows.
- Less underground parking also means less groundwater pumping.



Rupert and Renfrew Study Area - Land Use Types and Groundwater



Carport Parking - Photo: Hailey Hoffman



Ground-Level Parking - Photo: Hailey Hoffman



New City-Wide Housing Opportunities

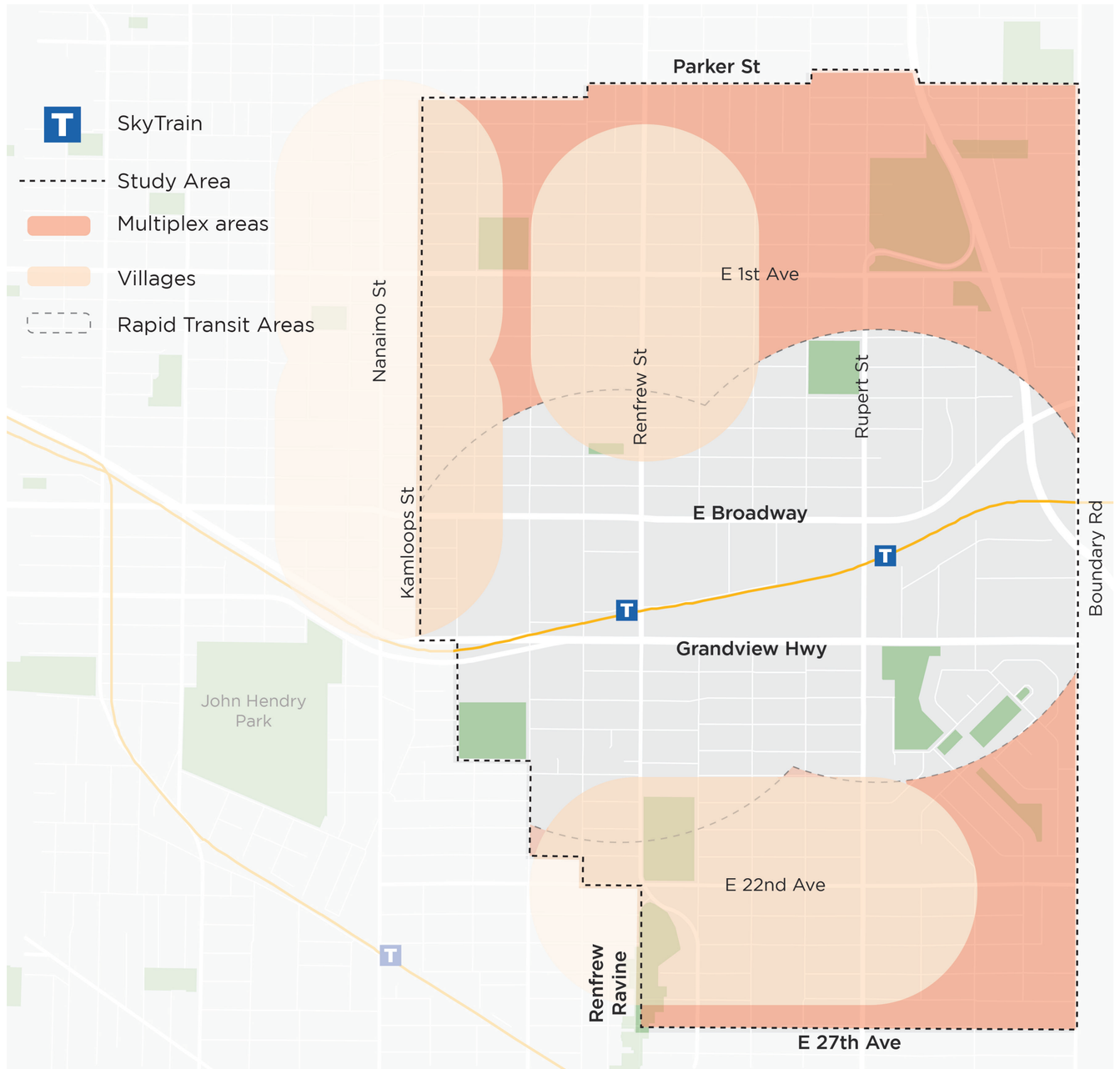
Missing Middle Housing

The community expressed strong interest in adding more family housing options in Rupert and Renfrew. Missing Middle housing types including multiplexes, townhouses and low-rise apartment buildings up to 6-storeys would add family housing and help meet our climate goals.

At a public hearing September 14th Council approved changes to add more Missing Middle housing, specifically multiplexes with up to six units per lot, in low-density neighbourhoods (RS zones) across the city including Rupert and Renfrew. Changes also include simplifying rules for existing housing options including houses, duplexes, and laneway houses.

Applications can be submitted beginning in December, 2023. Visit shapeyourcity.ca/multiplexes for more information.

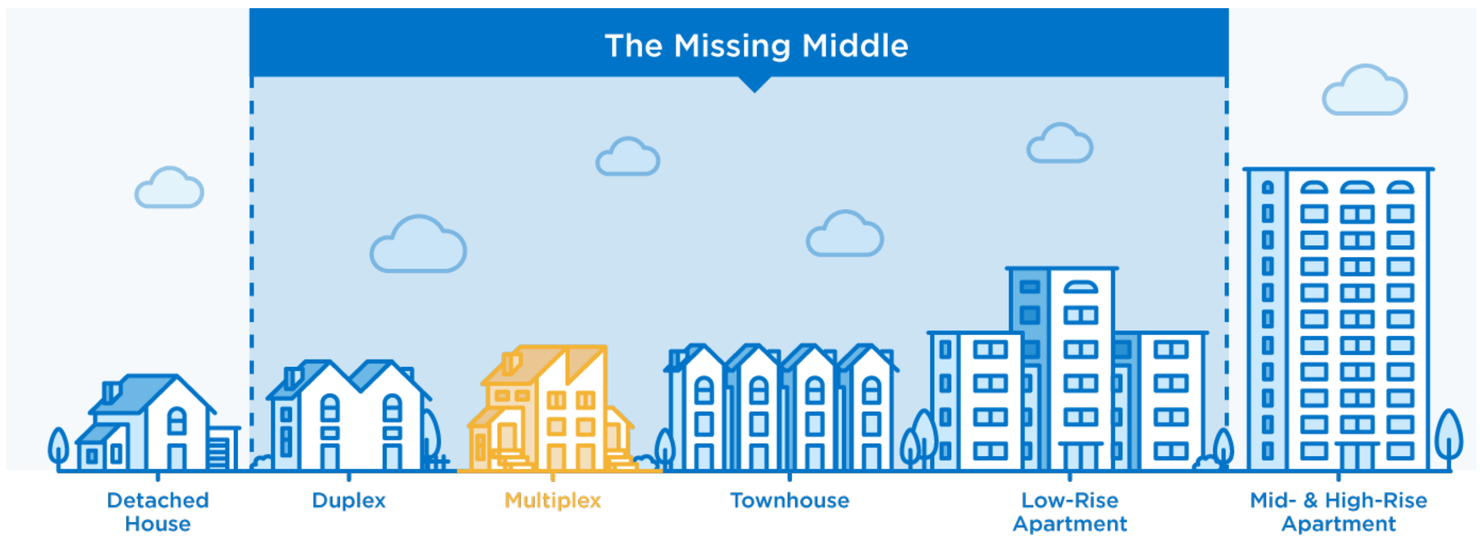
- **Multiplex Areas:** Allow primarily smaller scale, ground-oriented residential (2-3 storeys) and up to 4-6 storeys for rental or social housing
- **Villages:** Create new housing and mixed-use opportunities generally up to 6 storeys with purpose-built rental, social and supportive, and Missing Middle options, including multiplexes.



Rupert and Renfrew Study Area - Multiplex Areas



Sample Multiplex Block Rendering



Housing Types and the Missing Middle

Examples of Multiplexes









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Opportunities for Economic Growth

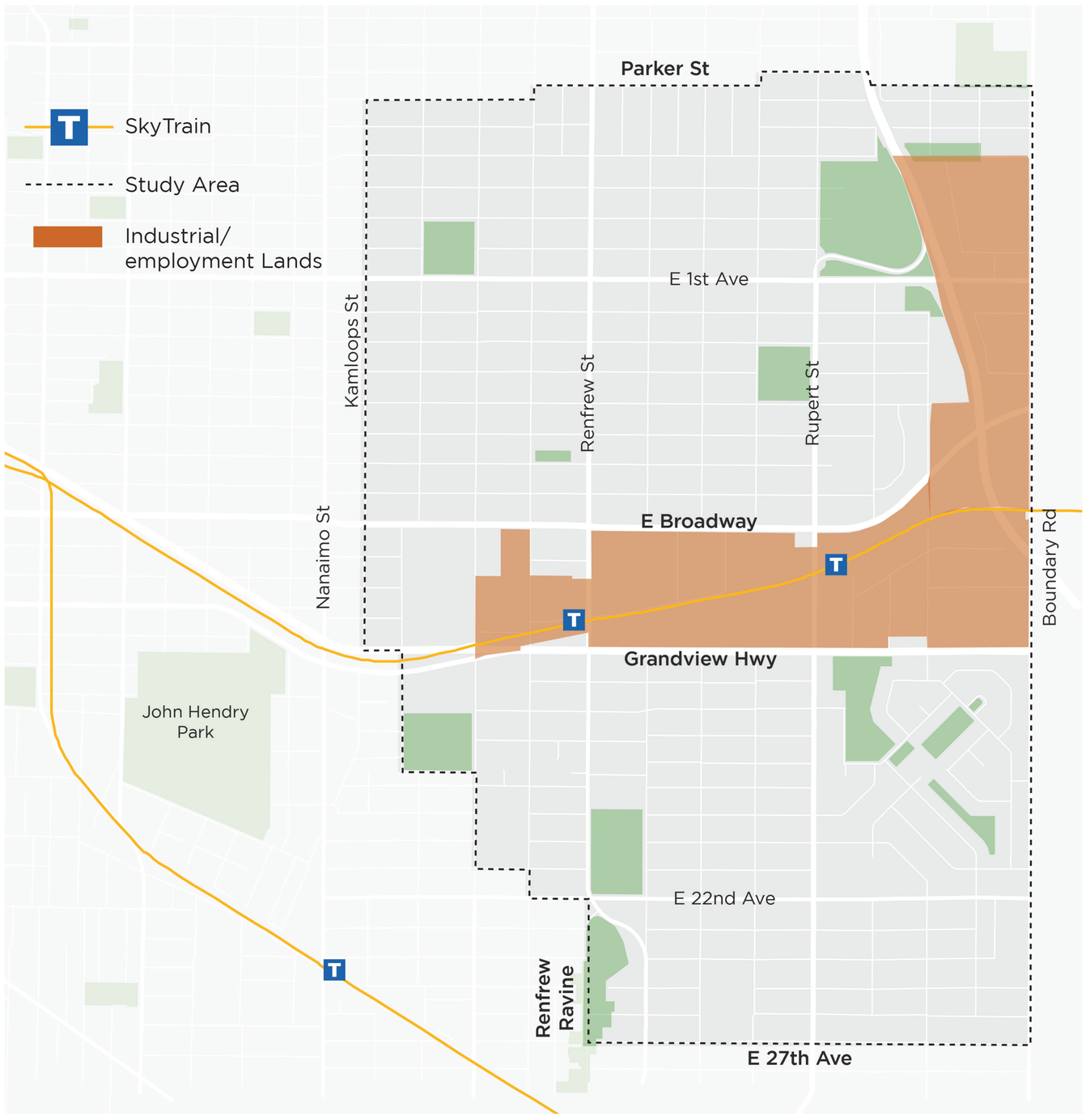
The area supports a wide range of economic activity at a local and regional level, including industrial production, manufacturing distrubution and logistics, film studios and “big box” retail stores.



Protecting the Grandview Boundary Employment Lands

This area is an important piece of the city’s limited supply of industrial land and a driver of the regional economy.

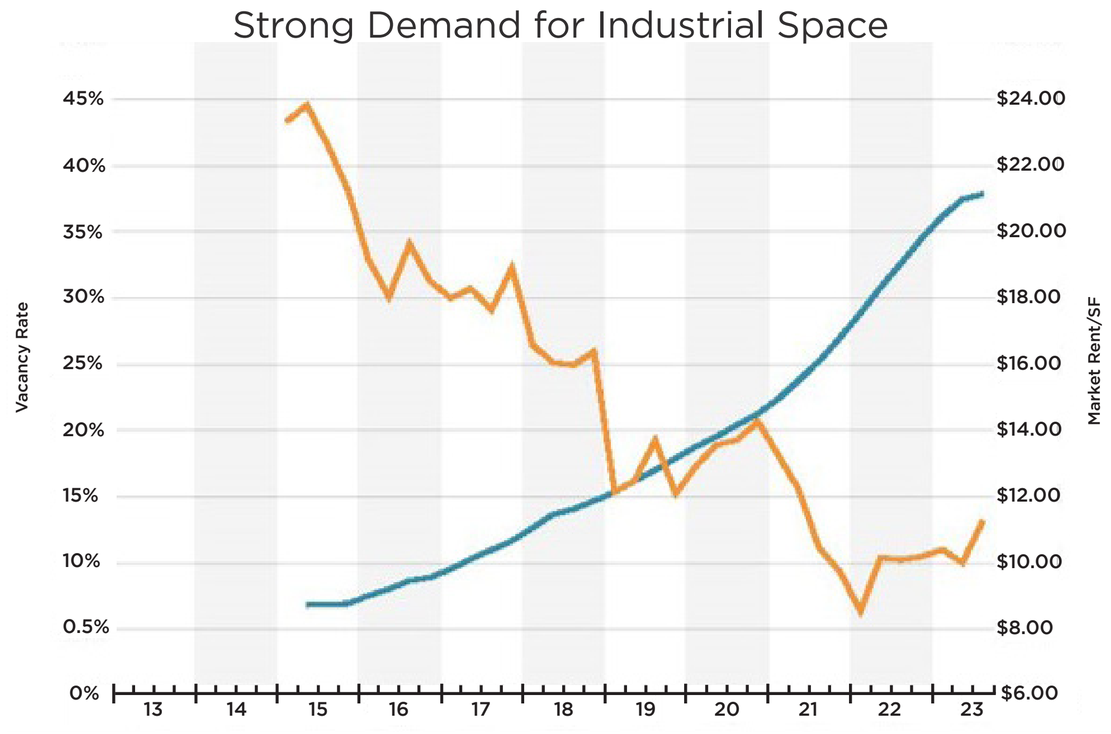
- The ***Vancouver Plan*** supports intensifying industrial and other employment uses in these areas
- Over 11,000 jobs are located in this area
- Industries include Film Production Hub, manufacturing, warehousing and other light industrial uses, office buildings and large format grocery stores
- The area includes several designated truck routes and has close access to Highway 1, providing strong opportunities for goods movement
- Proximity to transit stations allows for workers to access the area by public transit
- The Station Area Plan will reflect the important economic role of this area by keeping these lands for employment uses and not housing
- New buildings will require innovative designs in response to groundwater and flood plain conditions in the area.



Rupert and Renfrew Study Area - Employment Lands



Examples of Industrial Uses



Industrial Rents and Vacancy Rates 2013 - 2023

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